

*Rivers Edge
Community Development District*

May 20, 2026

AGENDA

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

May 13, 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, May 20, 2026, at 5:00 p.m. at the Rivertown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Audience Comments Related to Agenda Items (Limited to 3 minutes per person)
- III. Approval of the Consent Agenda
 - A. Minutes of the March 18, 2026 Meeting
 - B. Financial Statements as of March 31, 2026
 - C. Check Register
- IV. Staff Reports
 - A. Landscape Maintenance - Report
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 1. Report on the Number of Registered Voters (3,370)
 2. Reminder of Upcoming General Election and Qualifying Period
 - E. General Manager – Monthly Amenity, Field Operations and Pond Reports
- V. Cost Share Requests
 - A. Ratification of Cost Share Request for Pond Maintenance (Ponds 105-110)

- B. Ratification of Cost Share Requests for the RiverHouse Pool Project
 - 1. Repair Starting Platforms (CO #5)
 - 2. Step Repair (CO #6)
 - 3. Speaker and Lighting Repair (CO #8)
 - 4. Drainage Repairs (CO #9)
- C. Consideration of Cost Share Request for Design and Permitting of Stop Sign at Grand Bridge and Rivertown Main Street
- D. Consideration of Cost Share Request for RiverHouse Pool Umbrella Replacements
- E. Consideration of Cost Share Request for The Groves Playground
- F. Consideration of Cost Share Request for Basketball Court Fencing
- G. Consideration of Cost Share Request for Security Cameras
- VI. Consideration of Facility Use Request from RT Athletics for Pickleball, Tennis and Volleyball Group Training Lessons
- VII. Consideration of Mattamy Request for Conveyance of Portion of Offsite Stormwater Pond
- VIII. Consideration of Resolution 2026-04, Consenting to Boundary Amendment
- IX. Consideration of Resolution 2026-05, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date
- X. Public Hearing for the Purpose of Adopting Resident Club Fees; Consideration of Resolution 2026-06
- XI. Consideration of Temporary Construction Agreement with AT&T
- XII. Discussion of Closeout of Pool Project Contract
- XIII. Discussion of Landscape and Irrigation Maintenance Proposals
- XIV. Other Business
- XV. Supervisor Requests
- XVI. Audience Comments

XVII. Next Scheduled Meeting – June 17, 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 Meeting
Rivers Edge
Community Development District

The regular meeting of the Board of Supervisors of the Rivers Edge Community Development District was held Wednesday, March 18, 2026 at 5:02 p.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Mac McIntyre	Chairman
Scott Maynard	Vice Chairman
Frederick Baron	Supervisor
Robert Cameron	Supervisor
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	Regional General Manager, Vesta
Kevin McKendree	Field Operations, Vesta
Kimberly Fatuch	Assistant General Manager, Vesta
Stacy Moseley	Kompan, Inc.

Several residents	
Christian Narvios	Hallow-Crawl Host
Roxanne Duer	Hallow-Crawl Host

The following is a summary of the discussions and actions taken at the March 18, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 5:02 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the February 18, 2026 Board of Supervisors Meeting and Joint Meeting**
- B. Financial Statements as of January 31, 2026**
- 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

A copy of the landscape update for March was included in the agenda package.

B. District Engineer

Mr. Mason stated the stop sign at Grand Ridge, I had communications with the county they requested us to submit a request to add a stop sign and stop bar there and remove some of the pedestrian crossing signs that were originally installed. We will move forward on that proposal and provide that to the board.

We did get county sign-off this morning on the last leg of RiverTown Main Street and Greenbriar and there was a maintenance repair that was completed this morning. That will probably be open in the next week. They will coordinate that with the county.

C. District Counsel

Ms. Gentry stated the regular legislative session did end in Tallahassee last Friday, though they extended for a special session so they can finish the budget. They finished their regular bills that have now been sent to the governor to be signed into law. Be on the lookout for the final newsletter summarizing everything that passed. The CDD resident supervisor recall process did pass and that establishes a new procedure where residents can file to have a resident supervisor removed for different types of misconduct. The bill was revised to be a little fairer, a little more reasonable in those processes because you are removing an elected official so there needs to be a lot of safeguards in place. Hopefully, this board never sees that happen, but we will be tracking

that closely. It is sure to cause some shakeups in the CDD world. For the first time in many years there was an increase to the sovereign immunity limits that passed. It increased from \$200,000 to \$350,000 per person and \$300,000 to \$500,000 per occurrence. We will be monitoring to see if that has any effect on your insurance premiums. Egis sent out some communication and they haven't finalized anything yet, but we will keep an eye on that and incorporate any adjustments to your budget for the upcoming fiscal year. Another bill that passed is a requirement that local governments accept credit card payments and have an option for online electronic payment by January 1, 2027. That only applies to things like your rental fees and things like that; CDD assessments will still be collected on the tax roll. There was an e-bike bill that passed but it was a lot more limited than what a lot of people wanted to see. They established a speed limit for when riders are passing pedestrians. It also created a task force that will be collecting safety data, crash data and reporting back to the legislature.

D. District Manager

1. Discussion of Joint Meeting in April

2. Update on Landscape RFP

Mr. deNagy stated what we should have talked about in our last joint meeting was whether we were going to have a joint meeting in April to review your landscape RFP documents. The ad was published on March 4th with materials available on March 6th. I received bid requests from eight different vendors. We have been communicating with them. We will have a mandatory pre-bid meeting next week and the deadline for proposals due is April 6th. We will have that bid opening that board members are not required to attend, the bidders turn in an envelope and we open the bid and read it into the record. We are shooting for the next meeting for April 15th at 10 a.m. if that is amenable to the board. Both Rivers Edge II and III will be available to have that joint discussion to go over the RFP. Does that work with your schedules?

With no objections from the Board, Mr. deNagy stated we will get that scheduled for April 15th at 10:00 a.m.

A number of residents reached out about e-bikes, we do have a roving patrol report, and it says they contacted a 15-year-old juvenile operating an illegal e-bike. He and his father were educated on the law. Another report was a sighting of someone on an e-moto traveling on Rivertown Main approximately 60 mph and fled down a cart path between neighborhoods.

The St. Johns County roving patrol were unable to do anything even with the limitations they have. We are doing everything we can.

E. General Manager – Monthly Amenity, Field Operations and Pond Reports

A copy of the general manager’s report was included in the agenda package.

The next item was taken out of order.

Cost Share Request for The Groves Playground Equipment

Ms. Moseley and Ms. Fatuch reviewed the three options for playground equipment for the Groves at RiverTown.

After the presentation staff was directed to obtain more proposals for playground equipment comparable to the Trail option provided by Kompan.

FIFTH ORDER OF BUSINESS

Discussion of the Rivers Edge Club Policies and Procedures, Consideration of Resolution 2026-02 Setting a Public Hearing to Adopt Rental Rates

Ms. Gentry stated Vesta was recommending a club annual fee to help offset some of the costs and wear and tear on the facilities. The resolution sets a public hearing at your May meeting on those proposed annual fees. Exhibit A is the proposed fee, \$150 per year per club. Kim has suggested an exemption for clubs with fewer than 15 members. This would set a cap on the dollar amount and at the public hearing if you decide to adopt a lower fee you can do that, but you couldn’t adopt a higher fee. At the hearing you can decide to impose an exemption or not.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor Resolution 2026-02 was approved.

Ms. Gentry stated I provided a redline of what the policies would look like incorporating the \$150 fee if it is adopted. We also included language that the board requested about not using CDD facilities for storage of equipment or supplies.

If you read through these and see anything else you would like to revisit or discuss or change, please reach out to me and I can work on that so that we can present everything in one package when you come back for that hearing.

SIXTH ORDER OF BUSINESS

Discussion of FY27 Capital Projects

Mr. deNagy stated next is discussion of fiscal year 2027 capital projects to see if there is anything you want to talk about.

Mr. Baron stated I want to make sure the board members know this is not the final, it is proposed and it can always be deferred to future years.

Mr. deNagy stated one of the things I wanted to come down on was the number of times we came back to you and asked for approval of a cost share request. I was working towards getting these things approved in advance and baking them into your budget. If I can get all three boards to approve their capital projects, they are all together and broken out by the cost share amount then you will have approved those cost share items, and I don't have to come back to you later and bring another form to approve.

Ms. Gentry stated you would still consider the proposals and bids for each of your projects; it wouldn't be final until you approved a bid for it.

Mr. Cameron stated we are in the midst of negotiating with Mattamy on filling in part of the lake in the front. Can we put this filtration pump at the main entrance in a request for them to fund that?

Ms. Gentry stated I think everything is on the table.

Mr. Cameron stated that is one thing I would like to see.

Ms. Gentry stated that would be subject to the board to decide what type of compensation you want to ask for it.

Mr. Cameron stated that would be an idea to reduce it by \$100,000 possibly. The \$30,000 I asked for the pickleball court, we will need a civil hydraulic engineer for the dock. Is the dock in here someplace?

Mr. deNagy stated yes.

Mr. Maynard stated I know we recently had damage on the basketball courts by e-bikes on the courts. Would fencing around those courts help with any of that?

Mr. McKendree stated yes.

Mr. Maynard asked is that something we would like to consider adding or getting bids?

Mr. McIntyre stated the fencing would not stop them from taking their bikes onto the courts, but it would stop them from starting on the far end running across and jumping dirt berms. It would eliminate some of the shenanigans but not all and some deterrent is better than none.

Mr. Baron asked does that set us up for having key card access?

Mr. McIntyre stated that would be fantastic.

Ms. Fatuch stated electric is not the problem at the basketball courts, it is the feeder that would have to feed from that to the base over here that houses the access card system.

Mr. Davidson stated you have two options; we can bore from there to the panel, which is expensive. The other option is the same as with the dog parks with actual climate control box that is extremely costly as well, but we can reach out to our vendor to give you an idea of what that looks like.

Mr. Maynard stated I suggest we add fencing all around.

Mr. McIntyre asked did we come to a conclusion about the additional lighting?

Mr. Davidson stated RiverTown is blessed with not a lot of light pollution, meaning it is dark out here. That would be something we would look to convert into something brighter. To add, I think we would have to go back to engineering. We can definitely investigate.

Mr. McIntyre stated I don't want it to fall through the cracks. It was brought up by residents and backed up by concerns of Vesta employees.

Mr. McKendree stated fencing of the basketball court without access control is probably \$15,000.

SEVENTH ORDER OF BUSINESS

Consideration of Cost Share Requests

A. The Groves Playground Equipment

This item was taken earlier in the meeting.

B. Tennis Court Fencing

On MOTION by Mr. White seconded by Mr. Cameron with all in favor the proposal from B.A.B. in the total amount of \$76,950 with \$27,317.25 being the cost share for CDDI was approved.

C. Access Control System Upgrades

Mr. White stated I would like to wipe all access cards and reissue them once a year.

Mr. McIntrye stated we could do it by neighborhood. I like the idea of using the app and phase out the key card access.

Ms. Gentry stated I suggest before you go to the app, that you put it on a future agenda for public input because it has been controversial in other communities if people do not want to rely on smartphones for access. Mr. Davidson stated the system that allows the app access would also include the option for key cards.

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the proposal from Dynamic Security in the amount of \$13,975 was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Mattamy Request for
Conveyance of Portion of Offsite Stormwater
Pond**

Ms. Gentry stated there are no updates on this, it was put on here for further discussion and let you know where we are. Mattamy’s counsel did send over some clarifying edits to the funding agreement, which are reasonable and I recommend accepting them. We are going to get the funding agreement finalized so that we can move forward with substantive work on bringing more details for you to consider.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2026-03
Consenting to Boundary Amendment**

Mr. deNagy stated at the last meeting you did approve a funding agreement, which would allow counsel to work on this. We still need to get the funding agreement finalized but at the last meeting you asked for some maps, which are included in your agenda package.

Ms. Gentry stated as soon as the funding agreement is finalized, I would work on gathering more information. This would just be the first step in a process because it has to go to the state level, FLAWAC, because of the size of this district, which is a very long involved process and they are going to require even after this initial resolution, a full hearing, where the board will consider all the aspects of this and make a formal recommendation to FLAWAC whether to approve it or not. The final decision rests with the state but this board would have the opportunity to dive into even more at that public hearing. I will work with their counsel offline, there are some

changes I would like to request to make the resolution a little more limited to reflect where we are in the process, but I expect to have that at a future meeting.

Mr. McIntyre stated from what I understand on that commercial parcel 4 where they were looking to enclose part of that retention pond at the front, that will turn into a commercial parcel regardless. It is just an access point that they were looking for.

Mr. Cameron stated yes.

TENTH ORDER OF BUSINESS

Discussion of Hallow-Crawl Event on CDD Property

Mr. deNagy stated if you will recall this was a discussion two meetings ago. We talked to your insurance provider and about having this event on CDD property and their initial response was do not allow use of CDD property. We asked how can we make it work and they suggested that there be one entity as opposed to last year which was complicated on the hosts side and the staff's side, there were multiple hosts, individuals who buy event insurance or put a rider on their homeowner's insurance. There was no central control, which opened the district up for liability. Your insurance provider suggested they set up an LLC as the one overarching entity that would oversee all these different spaces. They would have insurance; they would name the district as additional insured which would give the district a little more coverage when it comes to liability. We asked that group to put together a proposal to bring before the board, which is included in the agenda package.

Ms. Gentry stated given your past direction I have not engaged any further on this but if the board is open to continuing the discussion I would ask for authorization for staff to work with this group. We are not looking for a final "yes" or "no" from the Board today; we are just looking for direction on whether you are open to exploring other options and authorizing staff to do the work necessary to bring full details back for approval at a future meeting. As you can see the proposed event has changed to be a more centrally located event.

Mr. Narvios and Ms. Duer gave an overview of the proposal that RCS Events run Hallow-crawl, including their insurance coverage and planned coordination with volunteer representatives of neighborhoods.

The board discussed the proposal, including the following: entry fee levels, overview of events, provision for parking, venue locations such as RiverHouse, food trucks, vendors, liability, shuttles, no wrist band validation done last year, fight between multiple homeowners, very

commercialized, huge liability for community, trailering in of golf carts, unauthorized use of CDD property to rent golf carts, past issue with getting waivers signed, loss of trust, event has become progressively worse, and getting away from the original intent, RCS Events budget doesn't seem realistic, a lot of people came because it was free last year, wear and tear on RiverHouse property with 1,000 people in one night, 10% revenue share if allowed, for profit organization, move event out of district. Mr. McIntyre expressed concern that the new proposal relies even more heavily on use of District property, when the goal was to move the event away from District property as much as possible.

On MOTION by Mr. McIntyre seconded by Mr. Baron with four in favor and Mr. Maynard opposed, the request to use district property for Hallow-crawl was denied.

Ms. Gentry stated I want to clarify for the record the scope of this decision. This decision relates only to use of CDD property, not activities on private lots. This decision is for CDDI only, and as discussed there is property in the other CDDs. If the other CDDs wish to allow use of their property, that is up to them.

Ms. Fatuch stated if you were to move forward with the amphitheater there would be no allowance for the booths to provide their own alcohol because that would put our alcohol license at the café in jeopardy. The only alcohol that can be served would have to come out of the café.

ELEVENTH ORDER OF BUSINESS Other Business

Mr. deNagy stated we were handed out this item right before the meeting.

A resident outlined a dog attack on two young boys and asked the board to consider a temporary suspension of privileges for the members of the household where the dogs live.

Mr. Baron stated we are not the police, file the complaint with the police and other entities that have the authority we do not have.

Ms. Gentry stated our jurisdiction is limited; if there was a violation of district rules on district property then you can issue a suspension. We do include in our amenity rules that where dogs are permitted on property they must be leashed. It sounds like there wasn't a violation of that. If a crime occurred on district property you have the ability to suspend for that, but that is currently pending law enforcement investigation and a lot of times dog bite cases end up being

civil liability rather than criminal. At this point it is out of our jurisdiction and in law enforcement’s jurisdiction.

TWELFTH ORDER OF BUSINESS Supervisors’ Requests

Mr. Cameron asked can we look into the cost for an adult changing table? There is no table in there.

THIRTEENTH ORDER OF BUSINESS Audience Comments

Ms. Doran asked what do you do about a neighbor that constantly has their dog coming on your property because they are not leashed and they don’t have a fence?

Mr. McIntyre stated if it is not on CDD property, we can’t do anything, that would be an HOA or animal control or law enforcement.

Mr. Davidson stated that wouldn’t be an HOA matter but a civil matter in court.

**FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – April 15, 2026 at
11:00 a.m. at the RiverTown Amenity Center**

Mr. deNagy stated the next meeting is scheduled for April 15, 2026 at 11:00 a.m. and the joint meeting will be at 10 a.m.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the meeting adjourned at 7:08 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Rivers Edge
Community Development District

Unaudited Financial Reporting
March 31, 2026



Rivers Edge
Community Development District
Combined Balance Sheet
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 164,870	\$ -	\$ 78,975	\$ 243,845
Due from Mattamy - Utilities	26,156	-	-	26,156
Investments:				
State Board of Administration (SBA)	8,100	-	741,395	749,495
US Bank Custody Account	1,897,625	-	-	1,897,625
Series 2016				
Reserve	-	253,146	-	253,146
Revenue	-	828,491	-	828,491
Series 2018				
Reserve	-	115,839	-	115,839
Revenue	-	502,818	-	502,818
Series 2018A-1/2018A-2				
Revenue	-	468,174	-	468,174
Prepayment	-	6,504	-	6,504
Excess Revenue	-	3	-	3
Reserve 2018A-1	-	68,919	-	68,919
Reserve 2018A-2	-	84,188	-	84,188
Prepaid Expenses	367	-	-	367
Total Assets	\$ 2,097,118	\$ 2,328,081	\$ 820,369	\$ 5,245,569
Liabilities:				
Accounts Payable	\$ 30,391	\$ -	\$ 13,751	\$ 44,142
Accrued Expenses	109,011	-	-	109,011
Total Liabilities	\$ 139,402	\$ -	\$ 13,751	\$ 153,153
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 367	\$ -	\$ -	\$ 367
Restricted for:				
Debt Service	-	2,328,081	-	2,328,081
Assigned for:				
Capital Reserve Fund	-	-	806,618	806,618
Unassigned	1,957,350	-	-	1,957,350
Total Fund Balances	\$ 1,957,716	\$ 2,328,081	\$ 806,618	\$ 5,092,416
Total Liabilities & Fund Balance	\$ 2,097,118	\$ 2,328,081	\$ 820,369	\$ 5,245,569

Rivers Edge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance	Progress
Revenues:					
Special Assessments - Tax Roll	\$ 2,748,249	\$ 2,687,653	\$ 2,687,653	\$ -	
Misc Income/Interest	28,000	14,000	15,940	1,940	
Rental Revenue	20,000	10,000	10,826	826	
Cost Share Landscaping Rivers Edge II	313,604	156,802	156,802	0	
Cost Share Amenity Rivers Edge II	2,365	1,183	1,182	(0)	
Cost Share Amenity Rivers Edge III	109,345	54,673	54,672	(0)	
Community Garden	1,500	750	1,125	375	
Tennis Revenue	1,000	500	-	(500)	
Special Events	20,000	10,000	15,895	5,895	
Total Revenues	\$ 3,244,063	\$ 2,935,560	\$ 2,944,096	\$ 8,536	

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 5,400	\$ 600	45%
FICA Expense	918	459	413	46	45%
District Engineer	25,000	12,500	7,843	4,657	31%
District Counsel	60,000	30,000	23,934	6,066	40%
District Management	56,040	28,020	28,020	(0)	50%
Assessment Roll Administration	5,899	5,899	5,899	-	100%
Dissemination Agent	7,197	3,598	4,399	(800)	61%
Information Technology	3,407	1,703	1,703	(0)	50%
Website Maintenance	1,755	877	878	(0)	50%
Annual Audit	5,300	2,650	-	2,650	0%
Trustee Fees	12,500	11,982	11,982	-	96%
Arbitrage	1,800	900	1,200	(300)	67%
Telephone	500	250	48	202	10%
Postage	2,500	1,250	1,130	120	45%
Printing & Binding	2,000	1,000	265	735	13%
Insurance	12,165	10,918	10,918	-	90%
Legal Advertising	2,500	1,250	472	778	19%
Other Current Charges	200	200	340	(140)	170%
Office Supplies	50	25	7	18	13%
Dues, Licenses & Subscriptions	175	175	175	-	100%
Total General & Administrative	\$ 211,905	\$ 119,656	\$ 105,024	\$ 14,632	

Rivers Edge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance	Progress
<i>Operations & Maintenance</i>					
Ground Maintenance					
Field Operations Management (Vesta)	\$ 41,230	\$ 20,615	\$ 20,615	\$ 0	50%
Landscape Maintenance	1,099,201	549,601	560,057	(10,456)	51%
Landscape Contingency	107,000	53,500	53,915	(415)	50%
Irrigation Repairs and Maintenance	65,000	65,000	70,251	(5,251)	108%
Lake Maintenance	62,000	31,000	27,780	3,220	45%
Irrigation Water Use	260,000	130,000	98,440	31,560	38%
Electric	208,300	104,150	121,851	(17,701)	58%
Street Lighting & Signage Repairs and Replacements	45,000	22,500	29,490	(6,990)	66%
Street and Drainage Maintenance	5,000	2,500	580	1,920	12%
Repairs and Maintenance	50,000	25,000	41,580	(16,580)	83%
Subtotal Ground Maintenance	\$ 1,942,731	\$ 1,003,866	\$ 1,024,558	\$ (20,693)	
Amenity Center - River House					
General Manager (Vesta)	\$ 48,911	\$ 24,456	\$ 25,334	\$ (879)	52%
Amenity Manager (Vesta)	59,064	29,532	29,532	(0)	50%
Maintenance Service (Vesta)	109,188	54,594	54,594	(0)	50%
Lifestyle Director (Vesta)	45,342	22,671	22,671	0	50%
Lifeguards (Vesta)	47,256	3,977	3,977	-	8%
Guest Services (Vesta)	53,228	26,614	26,614	0	50%
Security Monitoring	2,400	1,200	1,252	(52)	52%
Security Guards	103,840	51,920	54,880	(2,960)	53%
Telephone & Internet	25,000	12,500	5,843	6,657	23%
Insurance	109,782	104,738	104,738	-	95%
Fitness Equipment Lease	27,921	27,921	27,921	-	100%
Janitorial Services & Supplies (Vesta)	34,748	17,374	17,374	(0)	50%
Pressure Washing	5,000	2,500	350	2,150	7%
Pool Chemicals (Poolsure)	26,095	13,047	9,861	3,187	38%
Natural Gas	590	295	340	(45)	58%
Electric	39,720	19,860	12,669	7,191	32%
Water & Sewer	50,000	25,000	22,411	2,589	45%
Repair & Replacements	99,043	49,522	71,084	(21,563)	72%
Refuse	60,800	30,400	12,219	18,181	20%
Pest Control	11,000	5,500	3,726	1,774	34%
Fire Alarm System Maintenance	2,000	2,000	4,046	(2,046)	202%
Access Cards	6,500	3,250	3,950	(700)	61%
License & Permits	1,800	900	405	495	23%
Other Current	8,000	4,000	813	3,187	10%
Special Events	50,000	25,000	37,041	(12,041)	74%
Holiday Decorations	30,000	26,796	26,796	-	89%
Office Supplies & Postage	3,500	1,750	2,418	(668)	69%
Community Garden	500	250	-	250	0%
Subtotal Amenity Center - River House	\$ 1,061,228	\$ 587,567	\$ 582,861	\$ 4,705	
Total Operations & Maintenance	\$ 3,003,959	\$ 1,591,432	\$ 1,607,420	\$ (15,988)	

Rivers Edge
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance	Progress
Reserves					
General Reserve - Grounds Maintenance	\$ 75,000	\$ -	\$ -	\$ -	-
General Reserve - Amenity Center	75,000	-	-	-	-
Subtotal Reserves	\$ 150,000	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 3,365,863	\$ 1,711,089	\$ 1,712,444	\$ (1,355)	51%
Excess (Deficiency) of Revenues over Expenditures	\$ (121,800)	\$ 1,224,472	\$ 1,231,652	\$ 9,891	
<i>Other Financing Sources/(Uses):</i>					
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (121,800)	\$ 1,224,472	\$ 1,231,652	\$ 9,891	
Fund Balance - Beginning	\$ 121,800		\$ 726,064		
Fund Balance - Ending	\$ (0)		\$ 1,957,716		

Rivers Edge
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 709,452	\$ 693,763	\$ 693,763	\$ -
Interest Income	5,000	5,000	12,086	7,086
Total Revenues	\$ 714,452	\$ 698,763	\$ 705,850	\$ 7,086
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	\$ 465,241	\$ 467,327	\$ 12,086
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 7,274	\$ 465,241	\$ 467,327	\$ 12,086
Fund Balance - Beginning	\$ 357,500		\$ 614,309	
Fund Balance - Ending	\$ 364,774		\$ 1,081,636	

Rivers Edge
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 458,917	\$ 443,636	\$ 443,636	\$ -
Interest Income	5,000	5,000	6,487	1,487
Total Revenues	\$ 463,917	\$ 448,636	\$ 450,122	\$ 1,487
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)	\$ 283,983	\$ 280,470	\$ 6,487
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (388)	\$ 283,983	\$ 280,470	\$ 6,487
Fund Balance - Beginning	\$ 214,750		\$ 338,187	
Fund Balance - Ending	\$ 214,362		\$ 618,657	

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 March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 444,246	\$ 434,230	\$ 434,230	\$ -
Special Assessments - Prepayment	-	-	6,122	6,122
Interest Income	5,000	5,000	6,135	1,135
Total Revenues	\$ 449,246	\$ 439,230	\$ 446,487	\$ 7,257
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	\$ 352,493	\$ 354,750	\$ 12,257
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 15,773	\$ 352,493	\$ 354,750	\$ 12,257
Fund Balance - Beginning	\$ 110,095		\$ 273,037	
Fund Balance - Ending	\$ 125,868		\$ 627,787	

Rivers Edge
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest	\$ 10,000	\$ 10,000	\$ 17,727	\$ 7,727
General Reserve - Grounds Maintenance	75,000	-	-	-
General Reserve - Amenity Center	75,000	-	-	-
Total Revenues	\$ 160,000	\$ 10,000	\$ 17,727	\$ 7,727
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	14,200	24,567	(10,367)
RiverHouse A/C Unit Replacement (C/S)	39,050	19,525	-	19,525
RiverHouse Tennis Court Fencing (C/S)	28,400	14,200	-	14,200
RiverHouse Pool Pump Sand Filtration (C/S)	44,375	22,188	-	22,188
Permanent Holiday Lighting (C/S)	27,690	13,845	-	13,845
Playground Equipment (C/S)	7,100	3,550	-	3,550
Pocket Parks Equipment Repair/Replacement (C/S)	15,744	7,872	-	7,872
Maintenance Golf Cart (C/S)	3,550	1,775	-	1,775
Maintenance Work Truck (C/S)*	23,075	23,075	62,731	(39,656)
Repair and Replacements*	10,000	10,000	315,011	(305,011)
Other Current Charges	1,000	500	71	429
Total Expenditures	\$ 265,900	\$ 168,246	\$ 472,572	\$ (304,326)
Excess (Deficiency) of Revenues over Expenditures	\$ (105,900)		\$ (454,844)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (105,900)		\$ (454,844)	
Fund Balance - Beginning	\$ 1,357,361		\$ 1,261,463	
Fund Balance - Ending	\$ 1,251,461		\$ 806,618	

*Pending cost share reimbursement

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	\$ 253,146
Reserve Fund Balance	253,146
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

March 31, 2026

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	3/25/26	50801-50805	\$ 923.50
			Sub-Total \$ 923.50
<i>Accounts Payable</i>	3/6/26	7559-7581	\$ 76,238.47
	3/13/26	7582-7591	12,344.76
	3/20/26	7592-7595	6,798.57
	3/30/26	7596-7601	15,675.46
			Sub-Total \$ 111,057.26
Capital Fund			
<i>Accounts Payable</i>	3/13/26	53	\$ 12,283.32
			Sub-Total \$ 12,283.32
Total			\$ 124,264.08

PR300R

PAYROLL CHECK REGISTER

RUN 3/25/26 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50801	18	AHMED M MCINTYRE	184.70	3/25/2026
50802	24	CHRISTOPHER P WHITE	184.70	3/25/2026
50803	21	FREDERICK T BARON	184.70	3/25/2026
50804	22	ROBERT L CAMERON	184.70	3/25/2026
50805	23	SCOTT MAYNARD	184.70	3/25/2026
TOTAL FOR REGISTER			923.50	

REDG RIVERS EDGE DLAUGHLIN

Attendance Sheet

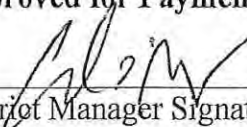
District Name: Rivers Edge CDD

Board Meeting Date: March 18, 2026 Meeting

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

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

Approved for Payment:


District Manager Signature

3/18/2026
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	CHECK #
3/06/26	00425	2/25/26	398	202602	330	57200	45700		FIRE SAFETY GATE-RVH POOL FENCESCAPE LLC	*	4,270.00	4,270.00	007559
3/06/26	00365	2/23/26	204013	202602	320	57200	60000		WELD AL CARP BRR POND K/D	*	675.00		
		3/01/26	204095	202603	320	57200	46800		MAR LAKE MAINTENANCE FLORIDA WATERWAYS INC	*	4,470.00	5,145.00	007560
3/06/26	00151	2/27/26	3970	202602	320	57200	60000		DEMO & DIRT WORK G&G EXCAVATION & CONSTRUCTION INC.	*	3,250.00	3,250.00	007561
3/06/26	00322	2/28/26	7597081	202602	310	51300	48000		2/4 SPEC JOINT #12035985 USA TODAY CORP	*	113.52	113.52	007562
3/06/26	00071	3/03/26	23476435	202602	330	57200	34510		SEC SRVCS 02/16-03/01/26	*	2,561.16		
		3/03/26	23476435	202602	330	57200	34510		MILEAGE GIDDENS SECURITY CORPORATION	*	363.53	2,924.69	007563
3/06/26	00003	3/01/26	288	202603	310	51300	34000		MAR MANAGEMENT FEES	*	4,670.00		
		3/01/26	288	202603	310	51300	35100		MAR WEBSITE ADMIN	*	146.25		
		3/01/26	288	202603	310	51300	35100		MAR INFO TECH	*	283.92		
		3/01/26	288	202603	310	51300	32400		MAR DISSEM AGENT SRVCS	*	599.75		
		3/01/26	288	202603	310	51300	51000		OFFICE SUPPLIES	*	1.02		
		3/01/26	288	202603	310	51300	42000		POSTAGE	*	126.88		
		3/01/26	288	202603	310	51300	42500		COPIES	*	41.25		
		3/01/26	288	202603	310	51300	41000		TELEPHONE	*	.25		
									GOVERNMENTAL MANAGEMENT SERVICES			5,869.32	007564
3/06/26	00278	2/03/26	428005	202602	330	57200	45700		MAINTENANCE SUPPLIES HAGAN ACE HARDWARE OF MANDARIN	*	89.94	89.94	007565

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/26	00278	2/11/26	428056	202602	330	57200	45700		HAGAN ACE HARDWARE OF MANDARIN	*	36.57	36.57	007566
									MAINTENANCE SUPPLIES				
3/06/26	00278	2/24/26	428142	202602	330	57200	45700		HAGAN ACE HARDWARE OF MANDARIN	*	44.99	44.99	007567
									MAINTENANCE SUPPLIES				
3/06/26	00300	3/02/26	14336	202601	310	51300	31500		KILINKSI VAN WYK PLLC	*	5,285.43	5,285.43	007568
									JAN GENERAL COUNSEL				
3/06/26	00073	3/01/26	13129563	202603	330	57200	45210		POOLSURE	*	1,674.68	1,674.68	007569
									MAR POOL CHEMICALS				
3/06/26	00411	3/04/26	269	202603	320	57200	46102		QUILLS TREE SERVICES LLC	*	1,800.00	1,800.00	007570
									TREE REMOVAL				
3/06/26	00058	3/01/26	6007	202603	330	57200	34500		SONITROL OF NORTH CENTRAL FLORIDA	*	125.72	125.72	007571
									MAR CLUBHOUSE MONITOR				
		3/01/26	6007	202603	330	57200	34500		MAR FITNESS CNTR MONITOR	*	35.72	35.72	
		3/01/26	6007	202603	330	57200	34500		MAR PARK MONITOR	*	47.23	47.23	
3/06/26	00260	3/03/26	16790224	202603	330	57200	45700		THE SHERWIN-WILLIAMS CO	*	161.26	161.26	007572
									PAINT				
3/06/26	00155	2/28/26	431231	202602	330	57200	34000		VESTA PROPERTY SERVICES, INC.	*	142.51	142.51	007573
									FEB BILLABLE MILEAGE 1/3				
3/06/26	00155	3/01/26	431046	202603	330	57200	34000		MAR GEN MANAGER SRVCS	*	4,075.93	4,075.93	
									MAR FIELD OPS	*	3,435.82	3,435.82	
		3/01/26	431046	202603	320	57200	46001		MAR LIFESTYLE SRVCS	*	3,778.47	3,778.47	
		3/01/26	431046	202603	330	57200	34400		MAR GUEST SRVCS	*	4,435.64	4,435.64	
		3/01/26	431046	202603	330	57200	34100		MAR MAINTENANCE SRVCS	*	9,099.03	9,099.03	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/26		431046		202603	330	57200	45300		MAR JANITORIAL	*	2,895.68		
3/01/26		431046		202603	330	57200	34402		MAR AMENITY MANAGER	*	4,922.01		
VESTA PROPERTY SERVICES, INC.											32,642.58	007574	
3/06/26	00389	2/20/26	26021498	202602	330	57200	45700		JANITORIAL SUPPLIES	*	22.09		
		2/27/26	26033846	202602	330	57200	45700		JANITORIAL SUPPLIES	*	14.78		
		3/03/26	26040964	202603	330	57200	45700		JANITORIAL SUPPLIES	*	710.75		
W B MASON CO INC											747.62	007575	
3/06/26	00334	12/15/25	1057552	202511	320	57200	46000		NOV IRRIGATION REPAIRS	*	164.81		
YELLOWSTONE LANDSCAPE											164.81	007576	
3/06/26	00334	1/13/26	1081775	202601	320	57200	46000		IRRIG RPR - 87 PERDIDO ST	*	225.77		
YELLOWSTONE LANDSCAPE											225.77	007577	
3/06/26	00334	2/23/26	1113407	202602	320	57200	46102		ORNAMENTAL/SPEC PALM BOOT	*	9,765.00		
YELLOWSTONE LANDSCAPE											9,765.00	007578	
3/06/26	00334	2/23/26	1113408	202602	320	57200	46000		BACKFLOW-KENDALL CROSSING	*	1,088.97		
YELLOWSTONE LANDSCAPE											1,088.97	007579	
3/06/26	00334	2/27/26	1116902	202602	320	57200	46000		FEB IRRIGATION REPAIRS	*	137.26		
YELLOWSTONE LANDSCAPE											137.26	007580	
3/06/26	00334	3/02/26	1120093	202602	320	57200	46000		FEB IRRIGATION REPAIRS	*	449.88		
YELLOWSTONE LANDSCAPE											449.88	007581	
3/13/26	00356	3/10/26	22026	202602	320	57200	49400		2/20 2HR DJ DANCE MUSIC	*	500.00		
ANDREW B RATLIFF											500.00	007582	
3/13/26	00423	3/10/26	INV0006	202603	320	57200	46102		PLANT - RIVERHOUSE POOL	*	3,700.00		
KIRENIA TAMAYO											3,700.00	007583	
REDG RIVERS EDGE										TLEE			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/13/26	00340	3/10/26	1176	202603	330	57200	45700		RPLC 5 LED TREE LIGHTS TMT ELECTRIC LLC	*	1,560.00	1,560.00	007584
3/13/26	00156	12/15/25	62149725	202512	330	57200	45900		DEC PEST CONTROL TURNER PEST CONTROL	*	225.16	225.16	007585
3/13/26	00156	12/15/25	62149734	202512	330	57200	45900		DEC FLEA/TICK SERVICE TURNER PEST CONTROL	*	385.98	385.98	007586
3/13/26	00156	3/05/26	62195715	202603	330	57200	45900		MAR FLEA/TICK SERVICES TURNER PEST CONTROL	*	398.52	398.52	007587
3/13/26	00156	3/05/26	62195706	202603	330	57200	45900		MAR PEST CONTROL TURNER PEST CONTROL	*	232.48	232.48	007588
3/13/26	00155	2/28/26	431378	202602	320	57200	49400		PASS-THROUGH VALENTINES DADDY DAUGHTER DANCE VALENTINES EVENT FEB LIFEGUARD HOURS VESTA PROPERTY SERVICES, INC.	*	1,159.24	1,897.02	007589
3/13/26	00174	3/06/26	1470818	202603	330	57200	45700		RPLC ANTIFREEZE WAYNE AUTOMATIC FIRE SPRINKLERS, INC	*	2,980.00	2,980.00	007590
3/13/26	00255	3/04/26	23263	202603	330	57200	45700		DISINFECTANT WIPES CASE WIPES COM	*	465.60	465.60	007591
3/20/26	00199	3/13/26	03282026	202603	320	57200	49400		3/28 30FT MOBILE WALL 3/28 25'X25' MAZE 3/28 EASTER BUNNY 3HRS BOUNCERS, SLIDES, AND MORE INC	*	1,050.00	1,800.00	007592

REDG RIVERS EDGE TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/20/26	00340	3/16/25	1177	202603	330-57200-45700		LAP POOL PUMP	*	1,092.00		
		3/16/26	1178	202603	320-57200-46600		STREETLIGHT	*	245.00		
		3/16/26	1179	202603	320-57200-46600		STREETLIGHT	*	245.00		
		3/16/26	1180	202603	320-57200-46600		STREETLIGHT	*	90.00		
TMT ELECTRIC LLC										1,672.00	007593
3/20/26	00271	3/13/26	SO26-003	202603	330-57200-45700		RPLC VFD - SLIDE VAULT	*	2,744.96		
VAK PAK INC										2,744.96	007594
3/20/26	00389	3/11/26	26060641	202603	330-57200-45700		JANITORIAL SUPPLIES	*	581.61		
W B MASON CO INC										581.61	007595
3/30/26	00076	3/11/26	53229311	202603	330-57200-45700		FIRST AID SUPPLIES	*	67.50		
		3/16/26	42627081	202603	330-57200-45700		ACTIVE SCRAPER/MAT ONYX	*	125.21		
CINTAS FIRE 636525										192.71	007596
3/30/26	00071	3/18/26	23476630	202603	330-57200-34510		SEC SRVC 03/02-3/15/26	*	2,549.67		
		3/18/26	23476630	202603	330-57200-34510		MILEAGE	*	348.46		
GIDDENS SECURITY CORPORATION										2,898.13	007597
3/30/26	00423	3/17/26	INV0008	202603	320-57200-46102		JAPANESE BLUEBERRY 30G	*	1,320.00		
		3/24/26	INV0012	202603	320-57200-46102		LABOR AND DISPOSAL	*	1,560.00		
KIRENIA TAMAYO										2,880.00	007598
3/30/26	00300	3/19/26	14461	202602	310-51300-31500		FEB GENERAL COUNSEL	*	5,406.54		
KILINKSI VAN WYK PLLC										5,406.54	007599
3/30/26	00340	3/19/26	1181	202603	320-57200-46500		RIVERTOWN SIGNS RPR	*	2,150.00		
		3/23/26	1183	202603	320-57200-46500		2 STREETLIGHTS	*	395.00		
		3/23/26	1184	202603	320-57200-46500		STREETLIGHT	*	850.00		

REDG RIVERS EDGE TLEE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/25/26	1185	202603 320-57200-46500		RPLC 2 STREETLIGHT BULBS	*	300.00		
3/25/26	1186	202603 320-57200-46500		RPL BULB & SOCKET STLIGHT	*	245.00		
3/25/26	1187	202603 320-57200-46500		RPLC PHOTO SENSOR	*	250.00		
							TMT ELECTRIC LLC	4,190.00 007600
3/30/26	00389	3/13/26 26065044	202603 330-57200-45700	JANITORIAL SUPPLIES	*	21.93		
		3/13/26 26065324	202603 330-57200-45700	JANITORIAL SUPPLIES	*	29.97		
		3/18/26 26075499	202603 330-57200-45700	JANITORIAL SUPPLIES	*	56.18		
							W B MASON CO INC	108.08 007601
TOTAL FOR BANK A						111,057.26		
TOTAL FOR REGISTER						111,057.26		

C15

Fencescape llc
450-106 SR 13 N
#402
Saint Johns, Fl 32259
904-465-0423
www.fencescapecompany.com



Rivers Edge CDD
475 West Town Place
STE 114
St. Augustine, FL 32092
Project Address: 140 Landing St. Pool

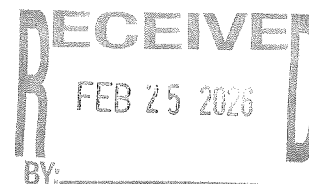
INVOICE

Invoice # 398
Invoice Date 02/25/2026
Due Date 02/25/2026

Item	Description	Unit Price	Quantity	Amount
Service	Provide labor, materials and equipment to install a 4'x6' flat top with mesh black aluminum pool security gate with expanded metal to include a panic bar. Posts set in concrete. Removal and disposal of gate/fence being replaced.	4270.00	1.00	4,270.00
		Subtotal		4,270.00
		Total		4,270.00
		Amount Paid		0.00
		Balance Due		\$4,270.00

Approved RECDD
Submitted to AP 2.25.2026
By Kevin McKendree

Kevin McKendree



C/S

Invoice

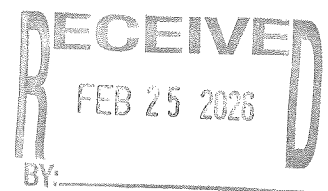
Florida Waterways, Inc.

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

Date: 02/23/2026
Invoice No.: 204013
Due Date: 03/25/2026

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

Qty	Item	Description	Unit Price	Total
1	Welded Carp Barrier	Welded Aluminum Carp Barriers - Pond K	\$337.50	\$337.50
1	Welded Carp Barrier	Welded Aluminum Carp Barriers - Pond D	\$337.50	\$337.50



Total \$675.00
Balance Due \$675.00

Please contact us for more information about payment options.

Thank you for your business.

Approved RECDD
Submitted to AP 2.25.2026
By Kevin McKendree

Kevin McKendree

Invoice

Florida Waterways, Inc.

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

Date: 03/01/2026
Invoice No.: 204095
Due Date: 03/31/2026

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
MAR 03 2026
BY: _____

Approved RECDD
Submitted to AP 3.3.2026
By Kevin McKendree
Kevin McKendree

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!

C/S

G & G Excavation & Construction, Inc.

Invoice

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

Date	Invoice #
2/27/2026	3970

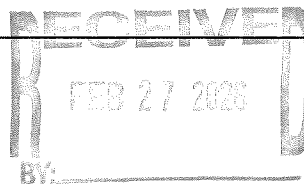
Bill To
Rivers Edge CDD 475 West Town Place Suite 114 St. Augustine, Florida 32092

Job
Rivertown Groves CDD 1

Job #	Terms
	Net 60

Item	Description	Amount
Quote	<p>G & G Excavation and Construction, Inc. supplied all Equipment, Labor, Material, and Supervision for the following:</p> <p>Job: Rivertown Groves CDD 1</p> <p>Reference: Demo & Dirt Work</p> <p>Scope of Work: 2/25</p> <ol style="list-style-type: none"> 1. Demo playground and take up footers 2. Bring in dirt to fill holes and level mulch back out 3. Haul off debris <p>Total cost for the above work</p>	3,250.00

Thank you for your business!



Total \$3,250.00

Payments/Credits \$0.00

Balance Due \$3,250.00

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

Approved RECDD
Submitted to AP 2.27.2026
By Kevin McKendree

Kevin McKendree

USA TODAY CO.



ACCOUNT NAME Rivers Edge Cdd		ACCOUNT # 764134	INV DATE 02/28/26
INVOICE # 0007597081	INVOICE PERIOD Feb 1- Feb 28, 2026	CURRENT INVOICE TOTAL \$113.52	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$113.52	

BILLING ACCOUNT NAME AND ADDRESS Rivers Edge Cdd 475 W Town Place, Ste 114 Saint Augustine, FL 32092	PAYMENT DUE DATE: MARCH 31, 2026 Legal Entity: USA TODAY Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
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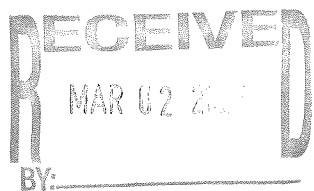
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com **FEDERAL ID** 47-2390983

Save A Tree! USA TODAY Co. is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
2/1/26	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
2/4/26	12035985	SAG St Augustine Record	Special Joint Meeting	Special Joint Meetin	\$113.52



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!	Total Cash Amount Due	\$113.52
	Service Fee 3.99%	\$4.53
	*Cash/Check/ACH Discount	-\$4.53
	*Payment Amount by Cash/Check/ACH	\$113.52
	Payment Amount by Credit Card	\$118.05

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Rivers Edge Cdd		ACCOUNT NUMBER 764134		INVOICE NUMBER 0007597081		AMOUNT PAID \$113.52
CURRENT DUE \$113.52	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$113.52
REMITTANCE ADDRESS (Include Account# & Invoice# on check) USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$118.05
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

0000764134000000000000000075970810001135267172

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 02/04/2026
SAG staugustine.com 02/04/2026

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 02/04/2026

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:	12035985	# of Copies:
Customer No:	764134	1
PO #:	Special Joint Meetin	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

<p>MARIAH VERHAGEN Notary Public State of Wisconsin</p>

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, February 18, 2026, at 10:00 a.m. at the River House Amenity Center, 156 Landing St., Saint Johns, FL, immediately preceding the regular meeting of the Rivers Edge Community Development District. The purpose of the special meeting is to discuss security, the RFP for landscape services, and any and all other 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) 940-8850 or 475 West Town Place, Suite 114, St. Augustine, FL 32092 ("District Manager's Office").

In accordance with Sections 119.071(3)(a) and 201.301, Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

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 Boards 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



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

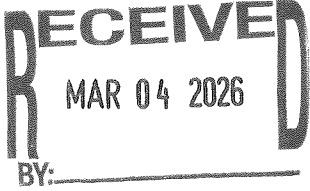
INVOICE NO.	23476435
DATE	03/03/26

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 02/16/2026-03/01/2026	111.50	Hours	22.97	2,561.16
Security Officer				
Mileage	555.00	Per	0.655	363.53
		Approved RECDD 1 Submitted to A/P 03-04-26 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	2,924.69
			Sales Tax	
			TOTAL(\$)	\$2,924.69

Governmental Management Services, LLC

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

Invoice

Invoice #: 288

Invoice Date: 3/1/26

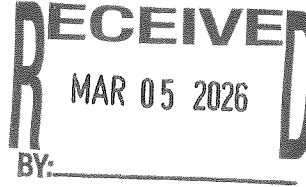
Due Date: 3/1/26

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 - March 2026		4,670.00	4,670.00
Website Administration - March 2026		146.25	146.25
Information Technology -March 2026		283.92	283.92
Dissemination Agent Services - March 2026		599.75	599.75
Office Supplies		1.02	1.02
Postage		126.88	126.88
Copies		41.25	41.25
Telephone		0.25	0.25
Total			\$5,869.32
Payments/Credits			\$0.00
Balance Due			\$5,869.32

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: 020326

REFERENCE: PO # 020326

TERMS: NET 15TH

CLERK: MNK3

DATE / TIME: 2/3/26 10:47

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: 428005/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	5014477	FLAT HR PLN 1/8X3/4X48"	11.99	1	11.99 /EA	11.99 N
1	1	EA	4336988	VLVBALL FP 600IPS 1/2LF	16.99	1	16.99 /EA	16.99 N
1	1	BX	H810503	GALV HX NUTS USS 1/4-20 100	10.99	1	10.99 /BX	10.99 N
1	1	EA	4336988	VLVBALL FP 600IPS 1/2LF	16.99	1	16.99 /EA	16.99 N
1	1	EA	8202114150	CABLE TIE 7.9" 120# WHT	14.99	1	14.99 /EA	14.99 N
1	1	EA	8202114503	CABLE TIE 7.9" 50# BLK	17.99	1	17.99 /EA	17.99 N
							TAXABLE	0.00
							NON-TAXABLE	89.94
							SUB-TOTAL	89.94
** AMOUNT CHARGED TO STORE ACCOUNT **					89.94			
							TAX AMOUNT	0.00
							TOTAL AMOUNT	89.94

X 
Received By

(CASSIDY, STEVE)

REMITTANCE

CLOSING DATE : 2/28/26
DUE DATE: 3/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$89.94

NEW BAL: 171.50

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: 2/28/26
DUE DATE : 3/15/26
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
2/3/26	428005	3	I	PO # 020326	89.94		89.94
2/11/26	428056	3	I	PO # 21126	36.57		36.57
2/24/26	428142	3	I	PO # 2/24/26	44.99		44.99
PAYMENT	SUMMARY			CHECK 7517 2/20/26 CHECK 7518 2/20/26 CHECK 7519 2/20/26		365.04 39.98 23.97	
CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	NEW BAL: 171.50		
171.50	0.00	0.00	0.00	0.00			

TERMS: NET 15TH

Approved RECDD
Submitted to AP 3.2.2026
By Kevin McKendree

Kevin McKendree

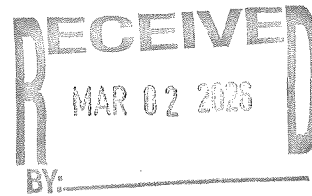
365050

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.



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

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

CUSTOMER NO: 365050 JOB NO: 000 PURCHASE ORDER: 21126

REFERENCE: PO # 21126

TERMS: NET 15TH

CLERK: BLB3

DATE / TIME: 2/11/26 10:12

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

SHIP TO:

TERMINAL: 601


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

REWARD NO:19820227380

INVOICE: 428056/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	72999	ROPE NYLON S.BRD 1/4-100	24.99	1	24.99 /EA	24.99 N
1	1	EA	5058532	BOLT SNAP BRNZ 0.75" 70#	4.99	1	4.99 /EA	4.99 N
1	1	EA	51339	ROUNDED EYE SWIVEL BOLT SNAP	6.59	1	6.59 /EA	6.59 N
							TAXABLE	0.00
							NON-TAXABLE	36.57
							SUB-TOTAL	36.57
							TAX AMOUNT	0.00
							TOTAL AMOUNT	36.57

** AMOUNT CHARGED TO STORE ACCOUNT ** 36.57

X 
Received By

(CASSIDY, STEVE)

REMITTANCE

CLOSING DATE : 2/28/26
DUE DATE: 3/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$36.57

NEW BAL: 171.50

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: 2/28/26
DUE DATE : 3/15/26
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
2/3/26	428005	3	I	PO # 020326	89.94		89.94
2/11/26	428056	3	I	PO # 21126	36.57		36.57
2/24/26	428142	3	I	PO # 2/24/26	44.99		44.99
PAYMENT	SUMMARY			CHECK 7517 2/20/26 CHECK 7518 2/20/26 CHECK 7519 2/20/26		365.04 39.98 23.97	

CURRENT 171.50	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 171.50
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TERMS: NET 15TH

Approved RECDD
Submitted to AP 3.2.2026
By Kevin McKendree

Kevin McKendree

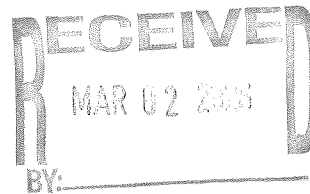
365050

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.



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: 2/24/26

REFERENCE: PO # 2/24/26

TERMS: NET 15TH

CLERK: TEN3

DATE / TIME: 2/24/26 8:37

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

SHIP TO:

TERMINAL: 601

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

REWARD NO:19820227380

INVOICE: 428142/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	1034570	TURBO NOZZLE BLK 3700PSI	44.99	1	44.99 /EA	44.99 N
							TAXABLE	0.00
							NON-TAXABLE	44.99
							SUB-TOTAL	44.99
							TAX AMOUNT	0.00
							TOTAL AMOUNT	44.99

** AMOUNT CHARGED TO STORE ACCOUNT ** 44.99

X 
Received By

(MCKENDREE, KEVIN)

REMITTANCE

CLOSING DATE : 2/28/26
DUE DATE: 3/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$44.99

NEW BAL: 171.50

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: 2/28/26
DUE DATE : 3/15/26
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
2/3/26	428005	3	I	PO # 020326	89.94		89.94
2/11/26	428056	3	I	PO # 21126	36.57		36.57
2/24/26	428142	3	I	PO # 2/24/26	44.99		44.99
PAYMENT	SUMMARY			CHECK 7517 2/20/26		365.04	
				CHECK 7518 2/20/26		39.98	
				CHECK 7519 2/20/26		23.97	
CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	NEW BAL: 171.50		
171.50	0.00	0.00	0.00	0.00			

TERMS: NET 15TH

Approved RECDD
Submitted to AP 3.2.2026
By Kevin McKendree

Kevin McKendree

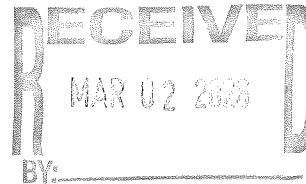
365050

A - Adjustment
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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.





KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

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

INVOICE

Invoice # 14336
Date: 03/02/2026
Due On: 04/01/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$5,285.43	) - ( \$0.00	\$5,285.43

RECDD-01

Rivers Edge CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MGH	01/02/2026	Review draft agenda for upcoming Board meeting and identify legal items and input needed.	0.20	\$295.00	-	\$59.00
Service	LG	01/05/2026	Review draft agenda.	0.20	\$350.00	100.0%	\$0.00
Service	SH	01/05/2026	Monitor and report on bills affecting special districts.	0.20	\$285.00	-	\$57.00
Service	MGH	01/07/2026	Prepare release of lien; confer regarding documents needed for borrow pit conveyance; review and revise estoppel letter, all related to proposed boundary amendment.	1.10	\$295.00	-	\$324.50
Service	MGH	01/07/2026	Prepare notice of master assessment lien release for borrow pit property; review and revise estoppel letter related to	0.80	\$295.00	-	\$236.00

			same.				
Service	MGH	01/09/2026	Prepare for and attend agenda planning call with District staff.	0.70	\$295.00	100.0%	\$0.00
Service	LG	01/09/2026	Review draft agenda; attend agenda planning call.	0.80	\$350.00	-	\$280.00
Service	CD	01/12/2026	Review and respond to emails with District Staff (3); Prepare RFP Package for Landscaping (2026); Research website; Transmit Draft Package to District Staff	1.10	\$190.00	-	\$209.00
Service	MGH	01/12/2026	Further prepare notice of master assessment lien release for borrow pit property.	0.20	\$295.00	-	\$59.00
Service	LG	01/13/2026	Prepare draft RFP documents for 2026 joint landscape RFP and memo to Board regarding same.	0.40	\$350.00	-	\$140.00
Service	JK	01/13/2026	Review estoppel; review and edit lien release for conversation property and confer with staff on same	0.30	\$350.00	-	\$105.00
Service	MGH	01/13/2026	Review and revise draft landscape RFP package for Board meeting agenda; review and finalize General Election resolution.	0.30	\$295.00	-	\$88.50
Service	CD	01/14/2026	Review emails from District staff regarding borrow pit estoppel; Compile Notice of release of portion of property regarding borrow pit; Email to District Manager and District Staff.	0.80	\$190.00	-	\$152.00
Service	JK	01/14/2026	Review updated lien release from purchaser	0.10	\$350.00	-	\$35.00
Service	MGH	01/14/2026	Analyze letter of representation and accident report regarding alleged incident in the	0.60	\$295.00	-	\$177.00

			RiverHouse parking lot; review and revise updated draft lien release for borrow pit property; prepare resolution setting public hearing on revised rental fees.				
Service	LG	01/15/2026	Review agenda and prepare for board meeting.	0.30	\$350.00	-	\$105.00
Service	MGH	01/19/2026	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting.	1.20	\$295.00	-	\$354.00
Service	MGH	01/21/2026	Prepare for and attend Board meeting.	2.10	\$295.00	100.0%	\$0.00
Service	LG	01/21/2026	Travel to and attend board meeting.	2.90	\$350.00	-	\$1,015.00
Expense	KB	01/21/2026	Travel: Mileage - LG.	93.20	\$0.725	-	\$67.57
Expense	KB	01/21/2026	Travel: Hotel - LG.	1.00	\$33.29	-	\$33.29
Expense	KB	01/21/2026	Travel: Meals - LG.	1.00	\$4.65	-	\$4.65
Expense	KB	01/21/2026	Travel: Mileage - MGH.	18.33	\$0.725	100.0%	\$0.00
Expense	KB	01/21/2026	Travel: Meals - MGH.	1.00	\$2.37	100.0%	\$0.00
Service	LG	01/27/2026	Research renewal and cancellation terms for Flock agreement.	0.30	\$350.00	-	\$105.00
Service	LG	01/27/2026	Review and revise January minutes.	0.70	\$350.00	-	\$245.00
Service	LG	01/27/2026	Prepare February joint meeting notice; confer with Fatuch regarding same.	0.40	\$350.00	-	\$140.00
Service	CD	01/27/2026	Review email from District Staff; Format and Record Interlocal Cost Share Agreement in St. Johns County; Downloaded Recorded Agreement and Email to District Staff.	0.70	\$190.00	-	\$133.00
Expense	KB	01/27/2026	Simplifile Recording: eRecording fee for Amendment to Interlocal	1.00	\$152.42	-	\$152.42

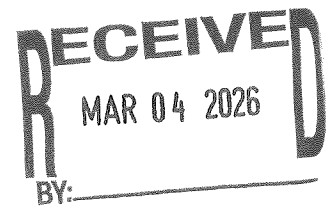
& Cost Share Agreement.							
Service	LG	01/28/2026	Review and revise district vehicle policy.	0.20	\$350.00	-	\$70.00
Service	CD	01/28/2026	Analyze Email from Mattamy regarding revising Notice of Master Assessment Lien; Research official records cited in Notice; Revise Notice of Master Assessment Lien and email to District Staff for review.	1.10	\$190.00	-	\$209.00
Service	MGH	01/28/2026	Review District Manager meeting notes.	0.10	\$295.00	-	\$29.50
Service	LG	01/29/2026	Confer with Stilwell and Smith regarding request for pond transfer; prepare information to board regarding same.	0.70	\$350.00	-	\$245.00
Service	LG	01/30/2026	Respond to Fatuch regarding rental and license agreement fees; update 2026 Riptides license agreement.	1.30	\$350.00	-	\$455.00
Line Item Discount Subtotal							-\$911.66
Total							\$5,285.43

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

Please pay within 30 days.

Corbin deNagy

3/4/2026



C/S



Invoice

Date Invoice#

3/1/2026
131295634177

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

Terms	Net 20
Due Date	3/21/2026
PO #	

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

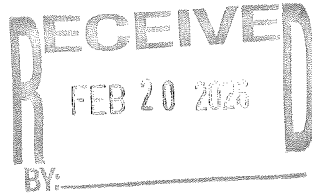
Ship To
Rivers Edge CDD 140 Landing Street Saint Johns FL 32259

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	\$1,624.68
WM-XPC Upgrade	XPC System Upgrade	1	ea	\$50.00

Approved RECDD
Submitted to AP 2.20.26
By Kevin McKendree

Kevin McKendree



Subtotal	\$1,674.68
Tax	\$0.00
Total	\$1,674.68
Amount Paid/Credit Applied	\$0.00
Balance Due	\$1,674.68

[Click Here to Pay Now](#)



131295634177

C/S



Quills Tree Services

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

RECIPIENT:

Rivers Edge CDD 1

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

Invoice #269

Issued Mar 04, 2026

Due Mar 19, 2026

Total \$1,800.00

SERVICE ADDRESS:

156 Landing Street
St. John's, Florida 32259

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Mar 04, 2026				
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
Tree Removal	Remove for dead and hazardous pine trees located in the area of the river house. Flush cut low to the ground.	4	\$350.00	\$1,400.00
Haul Debris	We will ensure the removal of organic debris from the job site (excluding any chips resulting from stump grinding, if applicable). **Debris will be cleared from the job site within 24 hours of project completion.**	4	\$100.00	\$400.00



Quills Tree Services

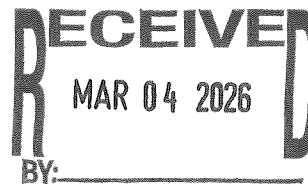
255 Rivertown Shops Drive | Suite 102 #140 | St Johns, Florida
32259
+1 904-788-1185 | brent@quillstreeservices.com |
www.quillstreeservices.com

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

Total	\$1,800.00
--------------	-------------------

Approved RECDD
Submitted to AP 3.4.2026
By Kevin McKendree

Kevin McKendree



C/S

Invoice #6007

SONITROL OF NORTH CENTRAL FLORIDA



RIVERTOWN

Access Code



05VPY08KUQAA

RECEIVED
MAR 03 2026
BY: _____



Due Date: Mar 1st 2026

Balance (USD): \$208.67

SELECT YOUR PAYMENT METHOD:

Pay with card



Return Policy:
MERCHANT DISCRETION

C15

THE SHERWIN-WILLIAMS CO.
45 BALD CYPRESS LANE
ST JOHNS FL 32259



SHERWIN-WILLIAMS.

Visit www.sherwin-williams.com
Store 721098
(904) 679-7017
Fax: (904) 679-7021

**CHARGE
INVOICE**

No. 16790224790326

ACCOUNT: 7879-1630-3

JOB 1 RIVERS EDGE COMMUNITY DEVLPM

TRC# 827426
PAGE 1 OF 1
PO# FENCES
ORDER: OE0001526A721098
DATE: 03/03/2026
TIME: 10:30 AM
2-S106
E25/22479

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

(904) 607-1038

TERMS: NET PAYMENT DUE ON APR. 20th

Purchases are subject to Sherwin-Williams Terms and Conditions of Sale located at Sherwin-williams.com/terms-and-conditions

SALES NUMBER	SIZE	PRODUCT	DESCRIPTION	QTY	PRICE	VALUE
6508-27280	GALLON	B66T1154	PI DTM SG ULTRA Color: SW6258 TRICORN BLACK Location: 251-C1 CCE Color Cast	1	52.45	52.45N
			B1 Black	10	31	64 128
			Sher-Color Formula			
			TRICORN BLACK			
6511-41962	GALLON	K48T1954	EMRLD RNRFX EXSA UD Color: SW6258 TRICORN BLACK Location: 251-C1 CCE Color Cast	1	74.45	74.45N
			B1 Black	12	12	1 1
			Sher-Color Formula			
			TRICORN BLACK			
1017-66962	EACH	2732	2732 SATIN BLACK	4	8.59	34.36N

Thank You
receipt required for refund

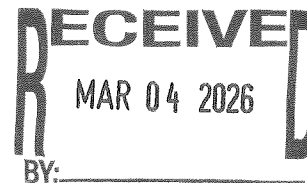
SUBTOTAL BEFORE TAX 161.26
6.500% SALES TAX:1-103225901 0.00
CHARGE \$161.26

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 3.04.2026
By Kevin McKendree

Kevin McKendree



C/S

Invoice

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

Invoice # 431231
Date 02/28/2026
Terms Net 30
Due Date 03/30/2026
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	142.51	142.51
Total			142.51

Corbin deNagy

3/4/2026

RECEIVED
MAR 04 2026
BY: _____

Vesta Mileage Report

Name: **Kevin McKendree** **Month** **Feb-26**

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
2/2	Daily mileage	Rivertown	Rivertown	57.3	Riversedge CDD		57.3
2/3	Daily mileage	Rivertown	Rivertown	41.1	iversedge CDD		41.1
2/4	Daily mileage	Rivertown	Rivertown	24	iversedge CDD		24
2/5	Daily mileage	Rivertown	Rivertown	36.4	Riversedge CDD		36.4
2/6	Daily mileage	Rivertown	Rivertown	32.3	iversedge CDD		32.3
2/9	Daily mileage	Rivertown	Rivertown	60.5	iversedge CDD		60.5
2/10	Daily mileage	Rivertown	Rivertown	16.3	iversedge CDD		16.3
2/11	Daily mileage	Rivertown	Rivertown	36.6	iversedge CDD		36.6
2/12	Daily mileage	Rivertown	Rivertown	45.3	iversedge CDD		45.3
2/13	Daily mileage	Rivertown	Rivertown	19.2	iversedge CDD		19.2
2/16	Daily mileage	Rivertown	Rivertown	52.3	iversedge CDD		52.3
2/17	Daily mileage	Rivertown	Rivertown	48.6	iversedge CDD		48.6
2/18	Daily mileage	Rivertown	Rivertown	11.9	iversedge CDD		11.9
2/19	Daily mileage	Rivertown	Rivertown	38.7	iversedge CDD		38.7
2/20	Daily mileage	Rivertown	Rivertown	35	iversedge CDD		35
2/23	Daily mileage	Rivertown	Rivertown	64.6	iversedge CDD		64.6
2/24	Daily mileage	Rivertown	Rivertown	52.4	iversedge CDD		52.4
2/25	Daily mileage	Rivertown	Rivertown	18.4	iversedge CDD		18.4
2/26	Daily mileage	Rivertown	Rivertown	28.6	iversedge CDD		28.6
2/27	Daily mileage	Rivertown	Rivertown	17.6	iversedge CDD		17.6

Total Mileage	737
Reimbursement Rate	\$0.580
Total Reimbursement	\$427.52
Date Submitted in Paycom	3/2/26

\$142.51



C/S

Invoice

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

Invoice # 431046
Date 03/01/2026
Terms Net 30
Due Date 03/31/2026
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

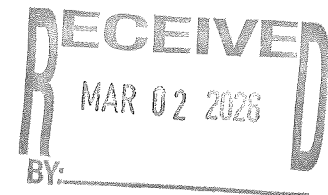
Description	Quantity	Rate	Amount
General manager services	1	4,075.93	4,075.93
Field Ops	1	3,435.82	3,435.82
Lifestyle services	1	3,778.47	3,778.47
Guest services	1	4,435.64	4,435.64
Maintenance services	1	9,099.03	9,099.03
Janitorial services	1	2,895.68	2,895.68
Amenity Manager	1	4,922.01	4,922.01

Thank you for your business.

Total 32,642.58

Corbin deNagy

3/2/2026



C15



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

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

PM(P)

Invoice Number	260214987
Customer Number	C3178876
Invoice Date	02/20/2026
Due Date	03/22/2026
Order Date	02/17/2026
Order Number	S159816717
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.

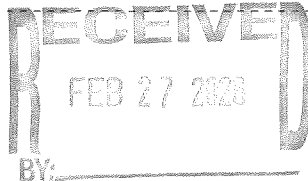
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
TOC130501	TRIGGER SPRAY BOTTLE, 32OZ,CLEAR/RED,WBM,3/PACK,24PK/CT	1	PK	22.09	22.09

SUBTOTAL: 22.09
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 22.09
Total Due: 22.09

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 - 02-27-26
By Richard Losco

Richard Losco

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

Remittance Section	
Customer Number	C3178876
Invoice Number	260214987
Invoice Date	02/20/2026
Terms	Net 30
Total Due	22.09

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



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

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

PM(P)

Invoice Number	260338466
Customer Number	C3178876
Invoice Date	02/27/2026
Due Date	03/29/2026
Order Date	02/17/2026
Order Number	S159816717
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.

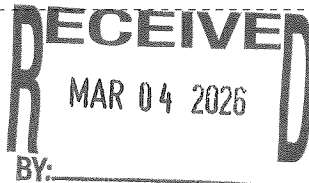
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CDC5703700071	FOAMTASTIC BATHROOM CLEANER,FRESH SCENT,19 OZ SPRAY CAN,8/CT	2	EA	7.39	14.78

SUBTOTAL:	14.78
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	14.78
Total Due:	14.78

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 03-04-26
By Richard Losco
Richard Losco

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

Remittance Section	
Customer Number	C3178876
Invoice Number	260338466
Invoice Date	02/27/2026
Terms	Net 30
Total Due	14.78

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

C31788762603384662603384660000000014789

C/S



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

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

Invoice Number	260409642
Customer Number	C3178876
Invoice Date	03/03/2026
Due Date	04/02/2026
Order Date	02/27/2026
Order Number	S160079633
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.

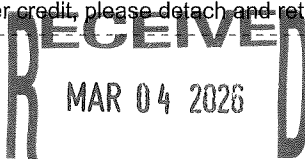
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX6639AK	LINER,REPRO,33X39 1.5ML,BK 100/CT	3	CT	48.99	146.97
TCO28600	BAG;WASTE;DOG	3	CT	86.90	260.70
HERX7658AK	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	3	CT	54.98	164.94
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	71.04	71.04
MRCP100N	TOWEL,CFOLD,1PLY,RCY,15X19,2400/CT,NAT	1	CT	67.10	67.10

SUBTOTAL: 710.75
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 710.75
Total Due: 710.75

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



BY: _____
Approved RECDD 1
Submitted to A/P 03-04-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	260409642
Invoice Date	03/03/2026
Terms	Net 30
Total Due	710.75

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

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

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



INVOICE

INVOICE #	INVOICE DATE
1057552	12/15/2025
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: January 14, 2026

Invoice Amount: \$164.81

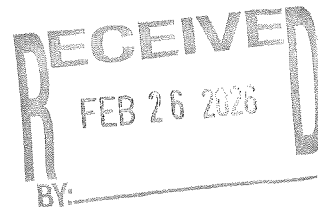
Description	Current Amount
November irrigation repairs-2025*****1754 Olivette***** Irrigation Repairs	\$164.81

Invoice Total \$164.81

IN COMMERCIAL LANDSCAPING

Approved RECDD I
 Submitted to AP on 2.26.2026
 by Jason Davidson

Jason Davidson



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

C/S



INVOICE

INVOICE #	INVOICE DATE
1081775	1/13/2026
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: February 12, 2026

Invoice Amount: \$225.77

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

Irrigation repairs at 87 Perdido St.

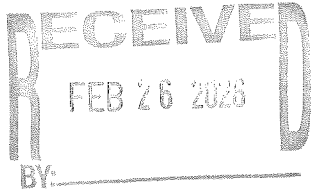
Irrigation Repairs	\$225.77
--------------------	----------

Invoice Total \$225.77

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 2.26.2026
by Jason Davidson

Jason Davidson



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

C15



INVOICE

INVOICE #	INVOICE DATE
1113407	2/23/2026
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: March 25, 2026

Invoice Amount: \$9,765.00

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

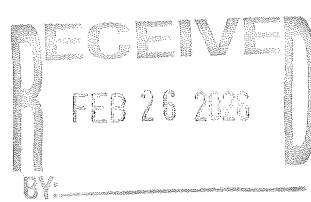
Ornamental/Specialty Palm Boot Trimming	
Tree Care Services	\$9,765.00

Invoice Total **\$9,765.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 2.26.2026
by Jason Davidson

Jason Davidson



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

From: Kevin W. McKendree <kmckendree@vestapropertyservices.com>
Sent: Wednesday, January 21, 2026 5:30:38 PM
To: Santos, Malcolm <msantos@yellowstonelandscape.com>
Subject: Re: Rivertown Palm Boot trimming

All 3 are approved.

Best Regards,



CELEBRATING 30 YEARS OF SERVICE
TO OUR COMMUNITIES
1995 - 2025

Kevin McKendree
Operations Manager
P: 904.679.5523

RiverTown
160 Riverglade Run
Saint Johns, FL 32259
www.VestaPropertyServices.com



[Careers](#) | [Request Proposal](#)



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From: Santos, Malcolm <msantos@yellowstonelandscape.com>
Sent: Wednesday, January 21, 2026 5:24 PM
To: Kevin W. McKendree <kmckendree@vestapropertyservices.com>
Subject: Rivertown Palm Boot trimming

Disregard the last one, this is for all 3 locations. Let me know if you need something else.

Malcolm Santos
Account Manager



📍 2663 Robert Street, Jacksonville, FL 32207
✉ msantos@yellowstonelandscape.com
☎ 904-268-2626
📞 9043971164



🖥 Visit Us Online



INVOICE

INVOICE #	INVOICE DATE
1113408	2/23/2026
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: March 25, 2026

Invoice Amount: \$1,088.97

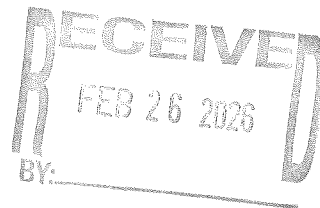
Description	Current Amount
Backflow replacement*****Kendall Crossing*****	
Irrigation Repairs	\$1,088.97

Invoice Total \$1,088.97

IN COMMERCIAL LANDSCAPING

Approved RECDD I
 Submitted to AP on 2.26.2026
 by Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
1116902	2/27/2026
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:

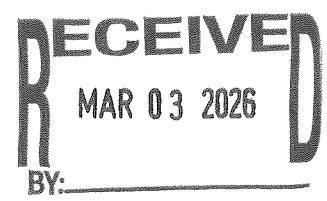
Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Invoice Due Date: March 29, 2026

Invoice Amount: \$137.26

Description	Current Amount
February irrigation repairs-2026*****25 Raffertail***** Irrigation Repairs	\$137.26

Invoice Total **\$137.26**



Approved RECDD I
 Submitted to AP on 3.3.2026
 by Jason Davidson
Jason Davidson

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

C/S



INVOICE

INVOICE #	INVOICE DATE
1120093	3/2/2026
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: April 1, 2026

Invoice Amount: \$449.88

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

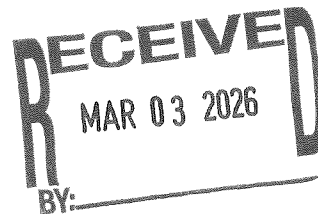
February irrigation repairs-2026*****484 Indian Grass*****

Irrigation Repairs	\$449.88
--------------------	----------

Invoice Total	\$449.88
----------------------	-----------------

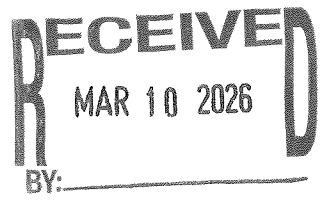
Approved RECDD I
 Submitted to AP on 3.3.2026
 by Jason Davidson

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
904-923-719



Approved CDD I
Submitted to AP on 3.10.26
by Kimberly Fatuch
Kimberly Fatuch

Invoice #22026

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: 2/20/2026 Time: 6:00 PM - 8:00 PM

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

Services to be provided: DJ services including family friendly party
dance music and party lights.

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 on the event date.

Thank you for your business!

CLS



INVOICE

Number: INV0006
Date: Mar 10, 2026

BILL TO:

Rivers Edge CDD I

475 West Town Pl suite 114.
St. Augustine Fl 32092

INVOICE FROM:

KIKI Landscape Services LLC

904-349-0089
kikilandscapeservices@gmail.com
1701 San Pablo Rd S

Description	Quantity	Unit price	Amount
COONTIE PALM 3G	20	\$35.00	\$700.00
CORDYLINE 3G	16	\$25.00	\$400.00
INDIAN HAWTHORN 3G	10	\$20.00	\$200.00
LIRIOPE 1G	150	\$8.00	\$1,200.00
LABOR DELIVERY AND DISPOSAL.	20	\$60.00	\$1,200.00
SUBTOTAL:			\$3,700.00
TOTAL:			\$3,700.00
PAID:			\$0.00

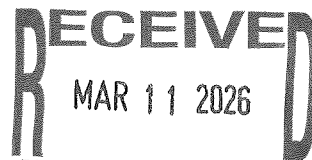
BALANCE DUE \$3,700.00

Comments

Plant install at the Riverhouse pool.

Approved RECDD
Submitted to AP 3.11.2026
By Kevin McKendree

Kevin McKendree



THANK YOU FOR YOUR BUSINESS

C/S

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

TMT ELECTRIC
Where Quality Always Matters
904-789-0193
Veteran Owned

INVOICE

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

INVOICE 1176
DATE 03/10/2026
TERMS Net 30
DUE DATE 04/09/2026

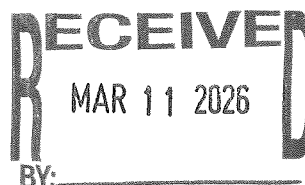
DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Replaced five non-working LED tree lights on exit side of Rivertown Blvd. Extended conduits and wires. Verified correct operation upon completion.	1,560.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	1,560.00
TAX	0.00
TOTAL	1,560.00
BALANCE DUE	\$1,560.00

Approved RECDD
Submitted to AP 3.11.2026
By Kevin McKendree

Kevin McKendree



C/S



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-366-5300 • Toll Free: 800-226-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: 621497254
DATE: 12/15/2025
ORDER: 621497254

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
12/15/2025	11:58 AM			11:58 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/15/2025		11:58 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
<p>Approved RECDD 1 Submitted to A/P - 03-05-26 By Richard Losco <i>Richard Losco</i></p>		AMOUNT DUE \$225.16
		_____ TECHNICIAN SIGNATURE
		_____ CUSTOMER SIGNATURE

RECEIVED
MAR 05 2026
BY: _____

[Signature]

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

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

PLEASE PAY FROM THIS INVOICE

C/S

Service Slip/Invoice



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

INVOICE:	621497345
DATE:	12/15/2025
ORDER:	621497345

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
12/15/2025	11:58 AM			11:58 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/15/2025		12:24 PM

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
		AMOUNT DUE \$385.98

Approved RECDD 1
Submitted to A/P 03-05-26
By Richard Losco
Richard Losco

RECEIVED
MAR 05 2026
BY: _____

[Signature]

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

4454 10/26/2014 10:54:00 AM

C/S

Service Slip/Invoice



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-366-5300 • Toll Free: 800-226-5305 • turnerpest.com

INVOICE:	621957159
DATE:	03/05/2026
ORDER:	621957159

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
03/05/2026	02:10 PM			02:10 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/05/2026		02:33 PM

Service	Description	Price
PCPM	Commercial Pest - Flea/Tick Monthly Service	\$398.52
		SUBTOTAL \$398.52
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$398.52
		AMOUNT DUE \$398.52

Approved RECDD 1
 Submitted to A/P 03-06-26
 By Richard Losco
Richard Losco

RECEIVED
 MAR 06 2026
 BY: _____

[Signature]

TECHNICIAN SIGNATURE

Bella

bell
CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

03/05/2026 02:10 PM 03/05/2026 02:33 PM

CB

Service Slip/Invoice



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-366-6300 • Toll Free: 800-226-6305 • turnerpest.com

INVOICE:	621957062
DATE:	03/05/2026
ORDER:	621957062

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
03/05/2026	02:10 PM			02:10 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/05/2026		02:10 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$232.48
		SUBTOTAL \$232.48
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$232.48
		AMOUNT DUE \$232.48

Approved RECDD 1
Submitted to A/P 03-06-26
By Richard Losco
Richard Losco

RECEIVED
MAR 06 2026
BY: _____

(initials)

TECHNICIAN SIGNATURE

Bella

bella
CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

4/22 10/20/2015 2:28:14 PM



C/S

Invoice

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

Invoice # 431378
Date 02/28/2026
Terms Net 30
Due Date 03/30/2026
Memo

Bill To

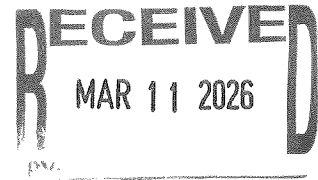
Rivers Edge C.D.D.
c/o GMS, LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Billable Expenses			
Kimberly Fatuch - 2026-02-12 - ATHENS CAFE - Pass-through Valentines event			1,159.24
Kimberly Fatuch - 2026-02-21 - SAMSCLUB #6363 - Daddy daughter dance			193.77
Kimberly Fatuch - 2026-02-12 - RESTAURANT DEPOT - Valentines event			120.29
Total Billable Expenses			1,473.30

Total 1,473.30

Corbin deNagy

3/11/2026



Athens Cafe

X





Corbin deNagy <cdenagy@gmsnf.com>

RE: Rivertown pass through February

1 message

Priscila Gieselman <pgieselman@vestapropertyservices.com>

Wed, Mar 11, 2026 at 10:05 AM

To: Corbin deNagy <cdenagy@gmsnf.com>, "Kimberly A. Fatuch" <kfatuch@vestapropertyservices.com>

Good morning,

Here is a screenshot from our Navan statement.

Feb 11



Athens Cafe
5:14 PM EST

\$1,159.24
Other
59010 Pass Thru Other

Kimberly Fatuch
District Services



Restaurant Depot
4:10 PM EST

\$120.29
Tools & materials
59010 Pass Thru Other

Kimberly Fatuch
District Services



Your Community.
Our Commitment.

Priscila Gieselman

Zone Accounting Manager

P. 904.355.1831

Vesta Property Services

245 Riverside Ave, Suite 300,
Jacksonville, FL 32202

www.VestaPropertyServices.com



Careers | Request Proposal



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From: Corbin deNagy <cdenagy@gmsnf.com>
Sent: Wednesday, March 11, 2026 9:59 AM
To: Priscila Gieselman <pgieselman@vestapropertyservices.com>; Kimberly A. Fatuch <kfatuch@vestapropertyservices.com>
Subject: Fwd: Rivertown pass through February

Good morning Priscila and Kim,

For the Athens Cafe reimbursement request, please provide payment verification for the \$100 tip. For example, a bank statement (with all other lines blacked out) showing \$1,159.24.

Sorry for the extra work. We need this for audit purposes.

Thanks,

Corbin deNagy
District Manager
Governmental Management Services LLC
3196 Merchants Row Blvd. Suite 130
Tallahassee, FL 32311

(904) 940-5850 x409

----- Forwarded message -----
From: **Oksana Kuzmuk** <okuzmuk@gmsnf.com>
Date: Tue, Mar 10, 2026 at 11:45 AM
Subject: Fwd: Rivertown pass through February
To: Corbin deNagy <cdenagy@gmsnf.com>
Cc: Todd Polvere <Tpolvere@gmsnf.com>

Corbin,

Please see the attached invoice for your review and approval.

Thank you,

Oksana Kuzmuk

District Accountant

Governmental Management Services, LLC
393 Palm Coast Pkwy SW Unit 4
Palm Coast, Florida 32137-4774
Phone: (904) 544-6011

Restaurant Depot

X



Sam's Club





Invoice

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

Invoice # 431401
Date 02/28/2026
Terms Net 30
Due Date 03/30/2026
Memo Lifeguard Hours

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

Description	Quantity	Rate	Amount
Lifeguard hours February	19.8	21.40	423.72

Thank you for your business.

Total 423.72

Corbin deNagy

3/10/2026

RECEIVED
MAR 10 2026
BY: _____



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

Billable Services Invoice

Invoice: 1.26.2026 – 2.23.2026

Date: 3-5-2026

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
January 26 th – February 23 rd	19.80	\$21.40	\$423.72
TOTAL			\$423.72

Thank you for your business!





Automatic Fire Sprinklers, Inc.®
An Employee-Owned Company

Invoice 1470818

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

CUSTOMER	BILL TO	JOB LOCATION	
Rivers Edge CDD	Rivers Edge CDD	Rivers Edge CDD (Riverhouse)	DATE March 6, 2026
140 Landing Street	475 West Town Place	140 Landing Street	EXPIRY DATE April 5, 2026
	Suite 114	Saint Johns, FL 32259	SALES REP Marlie M. Gibson
Saint Johns, FL 32259	Saint Augustine, FL 32092		PHONE 9042683030 EXT 1122
Jason Davidson		Jason Davidson	
(904) 940 0008 FX:	(904) 940 0008 FAX:	(904) 940 0008 FAX:	
j davidson@vestapropertyservices.com	j davidson@vestapropertyservices.com	j davidson@vestapropertyservices.com	EMAIL mmgibson@waynfire.com

SCOPE OF WORK

This is for the following:

-WAFS to replace antifreeze that has no signage indicating type that is currently in the system. WAFS to provide signage once installed.

NOTE: access to antifreeze must be made prior to arrival.

NOTE: Upon completion if further labor or materials are needed another quote will be generated.

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

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

DESCRIPTION	PRICE
Materials and Labor:.....	TOTAL: \$2,980.00

Exclusions: The following are not included in this proposal:

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

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

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

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



Invoice 1470818

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

TERMS AND CONDITIONS (DECEMBER 2018)

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

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

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

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

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

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

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

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

LIMITED WARRANTY. SELLER WARRANTS THAT THE WORK FURNISHED UNDER THIS QUOTATION WILL BE FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR (365) DAYS FROM THE DATE SAID WORK IS COMPLETED. SELLER AGREES TO REPAIR OR REPLACE THE WORK PROVIDED THE WORK HAS NOT FAILED DUE TO CIRCUMSTANCES UNRELATED TO THE MATERIALS OR WORKMANSHIP FURNISHED BY SELLER (e.g. ABUSE, FAILURE TO MAINTAIN, SERVICE OR REPAIR BY OTHERS ETC...). EXCEPT AS EXPRESSLY SET FORTH HEREIN, SELLER OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE SERVICES PERFORMED OR THE PRODUCTS, SYSTEMS OR EQUIPMENT, IF DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY ANY, SUPPLIED HEREUNDER.

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

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

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

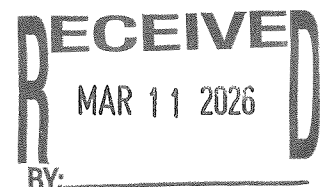
PAYMENT TERMS: If the Price is greater than \$20,000, an initial deposit of 50% of the quoted Price may be requested by Seller at signing of the Quotation and before any Work is performed. All payments due beyond the initial deposit (if any) are due no later than 30 days from the date of invoice.

SUBTOTAL:	\$2,980.00
TAXES:	\$0.00
TOTAL:	\$2,980.00

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

Approved RECDD 1
Submitted to AP 3/11/2026
Submitted by Ken Council

Ken Council





Automatic Fire Sprinklers, Inc.®
An Employee-Owned Company

Invoice 1470818

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

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

Corporate Office	Tampa	Fort Myers	Deerfield Beach	Jacksonville	Concord	Raleigh
222 Capitol Court Ocoee, FL 34761 407-656-3030	3226 Cherry Palm Dr Tampa, FL 33619 813-630-0303	4683 Laredo Ave Ft. Myers, FL 33905 239-433-3030	1500 S Powerline Rd Ste A Deerfield Beach, FL 33442 954-917-3030	11326 Distribution Ave W Jacksonville, FL 32256 904-268-3030	4370 Motorsport Dr. Concord, NC 28027 704-782-3032	5905 Triangle Dr Raleigh, NC 27617 919-723-2348
Alabama A-0457	Florida EF20001320	Georgia LVA205941	North Carolina 29611-SP-FA/LV	South Carolina FAC.3385 M		

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 03/04/2026
SHIP VIA UPS

INVOICE 23263
DATE 03/04/2026
TERMS Net 30
DUE DATE 04/03/2026

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	4	98.96	395.84
Shipping	Freight Cost	4	17.44	69.76

SUBTOTAL 465.60

TAX 0.00

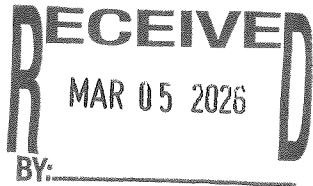
TOTAL 465.60

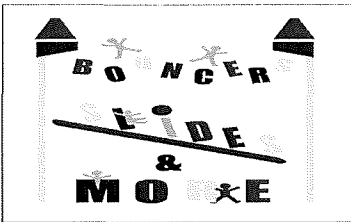
Approved RECDD 1
Submitted to A/P 03-05-26
By Richard Losco

Richard Losco

BALANCE DUE **\$465.60**

Pay invoice



	Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003	Invoice
		Date: March 28th, 2026 Invoice Number: 03282026.04

<table border="1"> <tr> <th style="text-align: center;">Name / Address</th> </tr> <tr> <td>Attn: Kim Fatuch</td> </tr> <tr> <td>River's Edge CDD 1</td> </tr> <tr> <td>475 West Town Place</td> </tr> <tr> <td>Suite 114</td> </tr> <tr> <td>St. Augustine, FL 32092</td> </tr> </table>	Name / Address	Attn: Kim Fatuch	River's Edge CDD 1	475 West Town Place	Suite 114	St. Augustine, FL 32092	Additional Details Approved CDD 1 Submitted to AP 3.13.26 by Kimberly Fatuch <i>Kimberly Fatuch</i>
Name / Address							
Attn: Kim Fatuch							
River's Edge CDD 1							
475 West Town Place							
Suite 114							
St. Augustine, FL 32092							

RECEIVED
 MAR 13 2026
 BY: _____

Description	Quantity	Rate	Discount	SubTotal	Extended
1 5-Station, 30ft Mobile wall	1	\$1,200.00		\$1,050.00	\$1,050.00
2 25'x25' Maze	1	\$500.00		\$500.00	\$450.00
3 Easter Bunny (3hrs.)	1	\$400.00		\$300.00	\$300.00
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

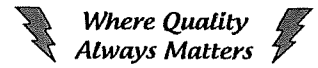
Comments:	Subtotal				\$1,800.00
	Sales Tax (0.0%)				n/a
	Total				\$1,800.00

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 1177
DATE 03/16/2026
TERMS Net 30
DUE DATE 04/15/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Lap pool pump at the Riverhouse not running. Replaced faulty thermal overload relay. Greased bearings on motor. Verified correct operation upon completion.	1,092.00

Please make check payable to TMT Electric LLC.	SUBTOTAL	1,092.00
	TAX	0.00
	TOTAL	1,092.00
	BALANCE DUE	\$1,092.00

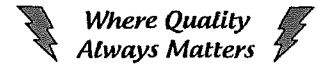
Approved RECDD
Submitted to AP 3.16.2026
By Kevin McKendree
Kevin McKendree

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 1178
DATE 03/16/2026
TERMS Net 30
DUE DATE 04/15/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Streetlight not working on Rivertown Blvd. Replaced bad socket and bulb. Cleaned lens and fixture. Verified correct operation upon completion.	245.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	245.00
TAX	0.00
TOTAL	245.00
BALANCE DUE	\$245.00

Approved RECDD
Submitted to AP 3.16.2026
By Kevin McKendree

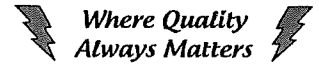
Kevin McKendree

CLS

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 1179
DATE 03/16/2026
TERMS Net 30
DUE DATE 04/15/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Streetlight not working on Kendall Crossing Drive by the tennis courts at the Riverhouse. Replaced bad socket and bulb. Cleaned lens and fixture. Verified correct operation upon completion.	245.00

Please make check payable to TMT Electric LLC.	SUBTOTAL	245.00
	TAX	0.00
	TOTAL	245.00
	BALANCE DUE	\$245.00

Approved RECDD
Submitted to AP 3.16.2026
By Kevin McKendree

Kevin McKendree

C15

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

TMT ELECTRIC
 *Where Quality* 
Always Matters
904-789-0193
Veteran Owned

INVOICE

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

INVOICE 1180
DATE 03/16/2026
TERMS Net 30
DUE DATE 04/15/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Streetlight on sidewalk at the Riverhouse not working. Removed broken bulb and repaired damaged socket. Installed new bulb and cleaned lens. Verified correct operation upon completion.	90.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	90.00
TAX	0.00
TOTAL	90.00
BALANCE DUE	\$90.00

Approved RECDD
Submitted to AP 3.16.2026
By Kevin McKendree

Kevin McKendree

C15



1824 Phoenix Avenue
Jacksonville, FL 32206

Service Invoice

DATE	Number
3/13/2026	SO26-00320

CUSTOMER NAME & ADDRESS
Rivers Edge CDD 475 West Town Pl. Suite 114 St. Augustine, Fl 32092

SHIP TO
Rivers Edge CDD 475 West Town Pl. Suite 114 St. Augustine, FL 32092

PROJECT	Terms	P.O. NUMBER	REP	ESTIMATE #
	50% Service & 50...		JW	Slide VFD

ITEM	DESCRIPTION	Quantity	Total
Parts Service	(1)VFD, YASKAWA 15/20HP		1,908.44
LABOR-SERVICE D...	(1)Misc Electrical/Hardware Travel and labor to replace the VFD on the slide vault, connect to switch on cabinet door and test.		836.52

Payment is due upon approved estimate or if credit limit is established.		TOTAL	\$2,744.96
Thank you for your business.		Sales Tax (6.5%)	\$0.00
Approved RECDD Submitted to AP 3.16.2026 By Kevin McKendree <i>Kevin McKendree</i>		Grand Total	\$0.00
		Customer Deposit	\$2,744.96
		BALANCE DUE	\$2,744.96



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

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

Invoice Number	260606413
Customer Number	C3178876
Invoice Date	03/11/2026
Due Date	04/10/2026
Order Date	03/10/2026
Order Number	S160351721
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.

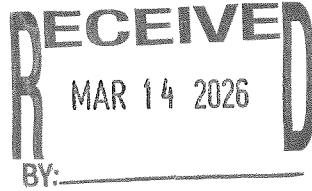
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX6639AK	LINER,REPRO,33X39 1.5ML,BK 100/CT	2	CT	48.99	97.98
HERX7658AK	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	2	CT	54.98	109.96
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	71.04	71.04
MRCP100N	TOWEL,CFOLD,1PLY,RCY,15X19,2400/CT,NAT	1	CT	67.10	67.10
GPC43714	SOAP FOAM REFILL,GENTLE,PAC BLU ULT,FRAG FREE,4/CT	1	CT	66.99	66.99
PGC13846	FEBREEZE PLUG TRF LINEN&SKY 6/2.63OZ	2	EA	17.51	35.02
SJN322338	CLEANER,WINDEX GLASS,BE	2	EA	12.21	24.42
NWLNEBPFGM	NITRILE EXAM PF GLOVES - BLACK- MEDIUM - 5MIL - 100/BX	2	BX	9.99	19.98

- Please See Next Page for Continuation -

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



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



Approved RECDD 1
Submitted to A/P 03-14-26
By Richard Losco

Richard Losco

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

Remittance Section	
Customer Number	C3178876
Invoice Number	260606413
Invoice Date	03/11/2026
Terms	Net 30
Total Due	581.61

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



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

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

Customer Number	C3178876
Invoice Number	260606413
Invoice Date	03/11/2026

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
- Continued On From Previous Page -					
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	4	CT	22.28	89.12

SUBTOTAL: 581.61
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 581.61
Total Due: 581.61

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

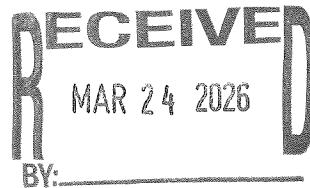
Invoice # 5322931107
Invoice Date 03/11/2026
Credit Terms NET 30 DAYS
Customer # 10528780
Store# RIVERS EDGE COMMUNITY DEV DISTRICT
Cintas Route LOC #0292 ROUTE 0009
Order # 7062259806
Payer # 10596960

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	
44249	ELASTIC STRIP SMALL	1 BAG	\$13.21	\$13.21	
50030	ANTISEPTIC WIPES SMALL	1 BAG	\$8.93	\$8.93	
61029	ANTISEPTIC PUMP 2 OZ	1 EA	\$20.41	\$20.41	
			Unit Subtotal:	\$42.55	
Unit 000000000999900999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$24.95	\$24.95	
			Unit Subtotal:	\$24.95	
			Invoice Sub-total	\$67.50	
			Tax	\$0.00	
			Invoice Total	\$67.50	

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

Note



Approved RECDD 1
Submitted to A/P 03-24-26
By Richard Losco
Richard Losco

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

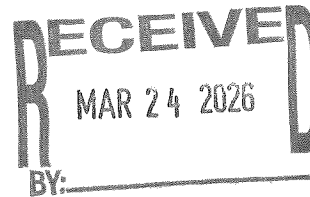
SHIP TO: RIVERS EDGE CDD
140 LANDING ST
SAINT JOHNS, FL 32259

INVOICE # 4262708139
INVOICE DATE 03/16/2026
SERVICE TICKET # 4262708139
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 017

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
Lynn R 10:32 AM 03/16/26
SoldTo# 0021060308 SO# 4262708139
Invoice Total Payment on Account
\$125.21 \$0.00

Approved RECDD 1
Submitted to A/P 03-24-26
By Richard Losco
Richard Losco

C/S



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

INVOICE NO.	23476630
DATE	03/18/26

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 03/02/2026-03/15/2026	111.00	Hours	22.97	2,549.67	
Security Officer					
Mileage	532.00	Per	0.655	348.46	
		Approved RECDD 1 Submitted to A/P 03-24-26 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	2,898.13	
			Sales Tax		
			TOTAL(\$)	\$2,898.13	

415



INVOICE

Number: INV0008
Date: Mar 17, 2026

BILL TO:

Rivers Edge CDD I

475 West Town Pl suite 114.
St. Augustine Fl 32092

INVOICE FROM:

KIKI Landscape Services LLC

904-349-0089
kikilandscapeservices@gmail.com
1701 San Pablo Rd S apt 1115

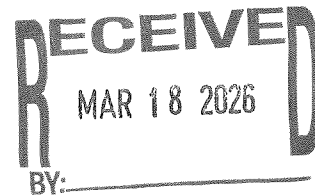
Description	Quantity	Unit price	Amount
JAPANESE BLUEBERRY 30G	2	\$400.00	\$800.00
LABOR DELIVERY AND DISPOSAL.	8	\$65.00	\$520.00
SUBTOTAL:			\$1,320.00
TOTAL:			\$1,320.00
PAID:			\$0.00
BALANCE DUE			\$1,320.00

Comments

Two trees were removed from the entrance of the Riverhouse and replaced with two Japanese Blueberry.

Approved RECDD
Submitted to AP 3.18.2026
By Kevin McKendree

Kevin McKendree



THANK YOU FOR YOUR BUSINESS

C/S



INVOICE

Number: INV0012
Date: Mar 24, 2026

BILL TO:

Rivers Edge CDD I

475 West Town Pl suite 114.
St. Augustine Fl 32092

INVOICE FROM:

KIKI Landscape Services LLC

904-349-0089
kikilandscapeservices@gmail.com
1701 San Pablo Rd S apt 1115

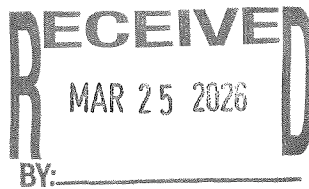
Description	Quantity	Unit price	Amount
LABOR AND DISPOSAL	24	\$65.00	\$1,560.00
SUBTOTAL:			\$1,560.00
TOTAL:			\$1,560.00
PAID:			\$0.00
BALANCE DUE			\$1,560.00

Comments

Transplant of 8 waxmyrtle 65g and 90 muhly grasses 15g around the basketball court.

Approved RECDD
Submitted to AP 3.25.2026
By Kevin McKendree

Kevin McKendree





KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

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

INVOICE

Invoice # 14461
Date: 03/19/2026
Due On: 04/18/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$5,406.54	) - ( \$0.00	) = \$5,406.54

RECDD-01

Rivers Edge CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	02/02/2026	Update resolution setting hearing on rates; prepare license agreement with homeschool enrichment group; prepare communication to board regarding Mattamy pond request.	1.50	\$350.00	-	\$525.00
Service	JK	02/02/2026	Update release on borrow pit and transmit same	0.10	\$350.00	-	\$35.00
Service	LG	02/04/2026	Review draft agenda; send 2026 ethics reminder.	0.60	\$350.00	-	\$210.00
Service	MGH	02/04/2026	Review draft agendas for Board meeting and special joint meeting.	0.20	\$295.00	100.0%	\$0.00
Service	LG	02/05/2026	Follow up on status of documents for landscape RFP.	0.10	\$350.00	-	\$35.00

Service	MGH	02/06/2026	Prepare for and attend agenda planning call with District staff.	0.30	\$295.00	100.0%	\$0.00
Service	LG	02/06/2026	Attend agenda planning call.	0.60	\$350.00	-	\$210.00
Service	JK	02/06/2026	Update borrow pit release legal	0.10	\$350.00	-	\$35.00
Service	CD	02/10/2026	Email to and from District Manager's office regarding Borrow Pit Notice of Release; Compile final signed Borrow Pit Notice of Release of Lien; Format and Record Notice of Release of Lien; Email District Staff regarding status.	0.70	\$190.00	-	\$133.00
Service	MGH	02/10/2026	Review information related to potential transfer and filling in of portion of stormwater pond.	0.20	\$295.00	-	\$59.00
Expense	KB	02/10/2026	Simplifile Recording: eRecording fee: Notice of Release of Lien.	1.00	\$57.75	-	\$57.75
Service	LG	02/11/2026	Finalize resolution setting hearing, revised club policies, Riptides license agreement, and St. Johns Enrichment license agreement and send for agenda; send information to board regarding Mattamy stormwater request.	1.40	\$350.00	-	\$490.00
Service	JK	02/11/2026	Finalize notice/release for borrow pit	0.10	\$350.00	-	\$35.00
Service	CD	02/11/2026	Download recorded Release of Lien and email same to District Staff.	0.20	\$190.00	-	\$38.00
Service	MGH	02/11/2026	Confer with District staff regarding joint meeting agenda items, including landscape RFP.	0.10	\$295.00	-	\$29.50
Service	LG	02/13/2026	Review supervisor communication regarding	0.30	\$350.00	-	\$105.00

			Mattamy stormwater pond request.				
Service	CD	02/17/2026	Analyze Notice to Owner; Research Sunbiz for Sherwin Williams information; Research Official Records relating to notice of commencement (none); Research Property Appraiser website and DeHaan and Bach website; Draft Response to Notice to Owner; Emails to and from District Staff regarding same.	0.70	\$190.00	-	\$133.00
Service	LG	02/17/2026	Review agenda and prepare for Board meeting and joint Board meeting; confer with Fatuch regarding proposed club fee structure.	0.60	\$350.00	-	\$210.00
Service	MGH	02/17/2026	Review and analyze agenda package; prepare for Board meeting.	0.80	\$295.00	-	\$236.00
Service	MGH	02/18/2026	Prepare for and attend Board meeting and special joint meeting.	3.20	\$295.00	-	\$944.00
Service	LG	02/18/2026	Attend regular board meeting and joint meeting.	2.60	\$350.00	75.0%	\$227.50
Service	LG	02/18/2026	Update RFP package to incorporate feedback from joint meeting; confer with Vesta and GMS regarding schedule; update Riptides license agreement with new annual fee information.	0.80	\$350.00	-	\$280.00
Service	MGH	02/18/2026	Further prepare for Board meetings, including review of RFP package and timeline, security agreements, and Mattamy boundary amendment/ stormwater conveyance requests.	0.40	\$295.00	-	\$118.00
Expense	KB	02/18/2026	Travel: Mileage - MGH.	18.33	\$0.725	-	\$13.29

Service	LG	02/23/2026	Update form of agreement for landscape RFP.	0.30	\$350.00	-	\$105.00
Service	SH	02/23/2026	Monitor and report on bills affecting special districts.	0.20	\$285.00	-	\$57.00
Service	LG	02/24/2026	Prepare funding agreement with Mattamy for pond conveyance request.	0.40	\$350.00	-	\$140.00
Service	LG	02/24/2026	Update landscape RFP documents to reflect final schedule.	0.20	\$350.00	-	\$70.00
Service	LG	02/25/2026	Further update landscape RFP documents and confer with staff team regarding same.	0.20	\$350.00	-	\$70.00
Service	MGH	02/25/2026	Prepare for and attend meeting with counsel for Mattamy regarding proposed boundary amendment; further prepare revised evaluation criteria for landscape RFP per Board feedback; review and revise draft license agreements with Saint Johns Enrichment and Rivertown Riptides.	1.10	\$295.00	-	\$324.50
Service	LG	02/25/2026	Compile supervisor inquiries regarding pond transfer request.	0.20	\$350.00	-	\$70.00
Service	LG	02/26/2026	Analyze telecommunications easements and AT&T access request.	0.40	\$350.00	-	\$140.00
Service	MGH	02/26/2026	Further revise Saint Johns Enrichment license agreement per additional feedback on 2026-2027 school year schedule; analyze updates needed to Youth Program Safety Guidelines and review Department of Children and Families guidance on same; preliminary review of FPL easement and AT&T request to utilize same.	0.80	\$295.00	-	\$236.00

Service	LG	02/27/2026	Analyze legislative updates for bills affecting special district clients.	0.10	\$350.00	-	\$35.00
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Line Item Discount Subtotal - \$830.00

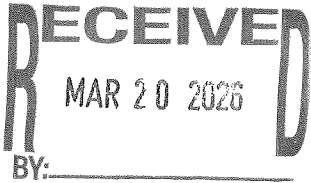
Total \$5,406.54

Corbin deNagy

3/20/2026

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

Please pay within 30 days.

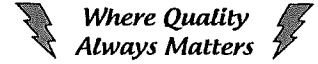


C/S

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 1181
DATE 03/19/2026
TERMS Net 30
DUE DATE 04/18/2026

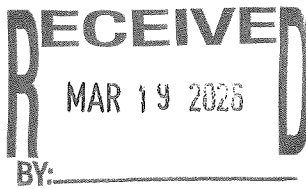
DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	"RIVERTOWN" signs at Rivertown Main and Long Leaf Parkway not working. Replaced shorted underground circuits with new conduits, wire and fittings. Verified correct operation upon completion.	2,150.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	2,150.00
TAX	0.00
TOTAL	2,150.00
BALANCE DUE	\$2,150.00

Approved RECDD
Submitted to AP 3.19.2026
By Kevin McKendree

Kevin McKendree

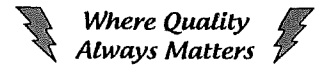


C/S

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

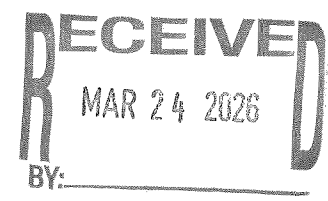
BILL TO
Rivers Edge CDD 1
475 West Town Place
Suite 114
Saint Augustine, Florida
32092

INVOICE 1183
DATE 03/23/2026
TERMS Net 30
DUE DATE 04/22/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Two streetlights not working on Perdido Street. Replaced one bad socket. Replaced two bulbs. Cleaned lenses and fixtures. Verified correct operation upon completion.	395.00

Please make check payable to TMT Electric LLC.	SUBTOTAL	395.00
	TAX	0.00
	TOTAL	395.00
	BALANCE DUE	\$395.00

Approved RECDD
Submitted to AP 3.24.2026
By Kevin McKendree
Kevin McKendree



CIS

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 1184
DATE 03/23/2026
TERMS Net 30
DUE DATE 04/22/2026

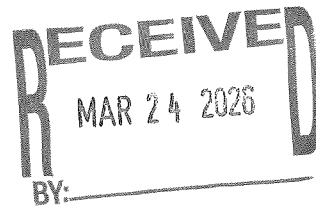
DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Streetlight not working at Orange Branch Trail and Verdure Street. Replaced bad LED driver and starter. Cleaned lens and fixture. Verified correct operation upon completion.	850.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	850.00
TAX	0.00
TOTAL	850.00
BALANCE DUE	\$850.00

Approved RECDD
Submitted to AP 3.24.2026
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 1185
DATE 03/25/2026
TERMS Net 30
DUE DATE 04/24/2026

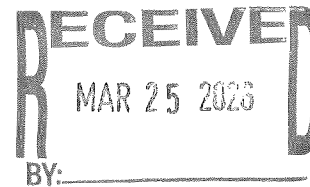
DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Two streetlights not working on Rawlings Drive. Replaced bulbs and remade faulty wire connections. Cleaned lenses and fixtures. Verified correct operation upon completion.	300.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	300.00
TAX	0.00
TOTAL	300.00
BALANCE DUE	\$300.00

Approved RECDD
Submitted to AP 3.25.2026
By Kevin McKendree

Kevin McKendree

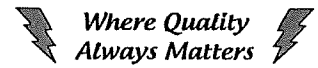


C/S

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 1186
DATE 03/25/2026
TERMS Net 30
DUE DATE 04/24/2026

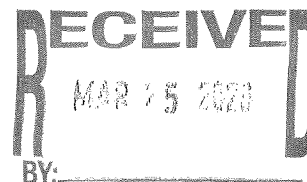
DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Streetlight not working on Cherry Laurel Place. Replaced bad bulb and socket. Cleaned lens and fixture. Verified correct operation upon completion.	245.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	245.00
TAX	0.00
TOTAL	245.00
BALANCE DUE	\$245.00

Approved RECDD
Submitted to AP 3.25.2026
By Kevin McKendree

Kevin McKendree

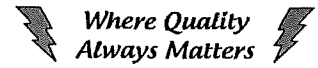


C15

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 1187
DATE 03/25/2026
TERMS Net 30
DUE DATE 04/24/2026

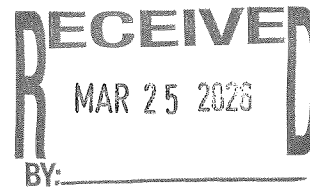
DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Streetlight not working at 1106 Orange Branch Trail. Replaced defective photo sensor on pole. Verified correct operation upon completion.	250.00

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 3.25.2026
By Kevin McKendree

Kevin McKendree



CBS



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

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

PM(P)

Invoice Number	260650443
Customer Number	C3178876
Invoice Date	03/13/2026
Due Date	04/12/2026
Order Date	02/27/2026
Order Number	S160079633
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

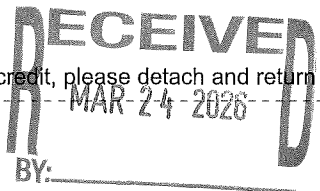
IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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
CDC5703700071	FOAMTASTIC BATHROOM CLEANER,FRESH SCENT,19 OZ SPRAY CAN,8/CT	3	EA	7.31	21.93

SUBTOTAL: 21.93
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 21.93
Total Due: 21.93



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 03-24-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	260650443
Invoice Date	03/13/2026
Terms	Net 30
Total Due	21.93

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

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

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

CIS



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

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

Invoice Number	260653245
Customer Number	C3178876
Invoice Date	03/13/2026
Due Date	04/12/2026
Order Date	03/10/2026
Order Number	S160351721
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.

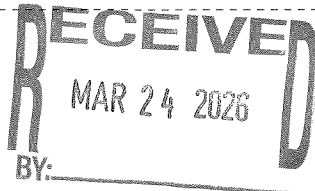
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
NWLNEBPFGL	NITRILE EXAM PF GLOVES - BLACK- XLARGE - 5MIL - 100/BX	3	BX	9.99	29.97

SUBTOTAL: 29.97
 TAX & BOTTLE DEPOSITS TOTAL: 0.00
 ORDER TOTAL: 29.97
 Total Due: 29.97

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



Approved RECDD 1
Submitted to A/P 03-24-26
By Richard Losco
Richard Losco

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

Remittance Section	
Customer Number	C3178876
Invoice Number	260653245
Invoice Date	03/13/2026
Terms	Net 30
Total Due	29.97

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

C15



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

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

Invoice Number	260754992
Customer Number	C3178876
Invoice Date	03/18/2026
Due Date	04/17/2026
Order Date	03/17/2026
Order Number	S160530291
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
CLO31043	DISINFECTANT, 4IN1, OR	2	EA	9.79	19.58
CLO30966	CLOROXPRO GERMICIDAL BLEACH, CONCENTRATED, 121 FL OZ	1	CT	36.60	36.60

SUBTOTAL: 56.18
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 56.18
Total Due: 56.18

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

RECEIVED
MAR 24 2026
BY: _____

Approved RECDD 1
Submitted to A/P 03-24-26
By Richard Losco

Richard Losco

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

Remittance Section	
Customer Number	C3178876
Invoice Number	260754992
Invoice Date	03/18/2026
Terms	Net 30
Total Due	56.18

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

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/13/26	00015	1/31/26 1154356	202601 600-53800-61000	FNL VIS SLING GAME CHAIR WINSTON FURNITURE COMPANY OF	*	12,283.32	12,283.32 000053
TOTAL FOR BANK B						12,283.32	
TOTAL FOR REGISTER						12,283.32	

C/S

TEXACRAFT®

Remit To Address
 5514 PAYSHERE CIRCLE
 CHICAGO, IL 60674

Via ACH:
 Bank of America
 ABA No. 071000039
 Account Number 5801042358

Via WIRES:
 Bank of America
 ABA No. 026009593
 Swift Code BOFAUS3N

Invoice No: 1154356
Invoice Date: 1/31/2026
Due Date: 3/2/2026
Order Date: 11/19/2025

Please forward remittance advice for Texacraft to: credit@texacraft.com

Bill To:

Ship To:

Riversedge CDD
 Accounts Payable
 475 West Town Place
 St Augustine, FL 32092
 USA

Rivertown
 140 Landing St
 St Johns FL 32259
 USA
 Receiving

Customer #:	66018	Sales Rep:	MANDY BATEMAN	Ship Date:	01/30/2026
Customer PO #:	TEXQ28146	Customer Phone:	904-607-1038	Carrier:	OLD Dominion Freight Line
Acknowledgment:	834528	Customer Email:	kmckendree@vestapropertyser vices.com	Tracking #:	15212753949
Packing Slip #:	150976	Terms:	50% Deposit Net 30	FOB:	Origin
Comments:					

Line	Part Number/ Description	Order Qty	Ship Qty	Backorder Qty	Unit Price	Ext Price
1	M4401S M4401SSLV027 - Vision Sling Game Chair Finish: Silver Sling 1: Clay Sky (027) Sales Order/Line/Release: 834528/1/1 Tag Line:	64 EA	64 EA	0 EA	206.00	13,184.00
2	MESL-R42 MESL-R42SLV - 42" Extruded Slat Top Finish: Silver Sales Order/Line/Release: 834528/2/1 Tag Line:	8 EA	8 EA	0 EA	352.47	2,819.76
3	M9342B M9342BSLV - 42" Alt Top Table Base Only Finish: Silver Sales Order/Line/Release: 834528/3/1 Tag Line:	8 EA	8 EA	0 EA	231.80	1,854.40
4	M9636-ST	8 EA	8 EA	0 EA	515.81	4,126.48

Texacraft- PO Box 868, Haleyville, AL 35565 205-486-9211

Visit our website to review the warranty information <http://texacraft.com/warranty-information>

NOTICE: Some furniture products can expose you to chemicals known to the State of California to cause cancer and/or birth defects or other reproductive harm. Please check the on-product label for warning information.

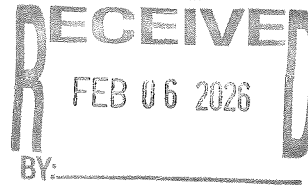
Line	Part Number/ Description	Order Qty	Ship Qty	Backorder Qty	Unit Price	Ext Price
	M9636-STSLV - 36" Sqr Slat Top Table Finish: Silver Sales Order/Line/Release: 834528/4/1 Tag Line:					

Miscellaneous Charges Breakdown	
Contract Freight Charge	\$2,582.00
Total	\$2,582.00

SubTotal:	21,984.64
Total Misc Charges:	2,582.00
Total Charges	24,566.64
Less Deposit:	-12,283.32
Total Due:	12,283.32

Approved RECDD
Submitted to AP 2.6.2026
By Kevin McKendree

Kevin McKendree



Texacraft- PO Box 868, Haleyville, AL 35565 205-486-9211

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CREDIT CARD AUTHORIZATION FORM

Remit To Address
5514 PAYSHERE CIRCLE
CHICAGO, IL 60674

Please complete and email back to:
Credit@Texacraft.com
Fax: 205-486-6033
Phone: 205-486-9211

Via ACH:
Bank of America
ABA No. 071000039
Account Number 5801042358

Via WIRES:
Bank of America
ABA No. 026009593
Swift Code BOFAUS3N

Customer #:	66018	Riversedge CDD
Customer PO #:	TEXQ28146	Invoice: 1154356
Order:	834528	

Please complete the form below:

Account Type: VISA MasterCard AMEX Discover

Cardholder Name _____ Phone# (____) _____ - _____

Billing Address _____

City, State, Zip _____

Email Receipt To _____

Credit Card Number _____

Expiration Date ____/____/____ Amount to be charged: \$ _____

CVV2 (3 digit number on back of VISA/MC, 4 digit on front of AMEX) _____

Charge Terms and Agreement

I agree and hereby declare that the credit card charge due Texacraft will not be charged back, reversed, or credited back to the credit card for any reason. Regarding any dispute of the merchandise related to these charges, I agree that all returns on expressed warranties or exchanges will be honored only if authorized in writing by Texacraft and will be transacted without deduction to this credit card charge listed on this document with the credit card company listed above.

I authorize the remaining balance owed, associated tax and freight charges to be processed on this card when due.

Signature: _____ Date ____/____/____

FOURTH ORDER OF BUSINESS

A.



Rivers Edge CDD – I, II, and III

Landscape Update for April 2026

- **General Maintenance**

- Full maintenance includes mowing, weed-eating, edging, and trimming, along with grass cutbacks, weed control, shrub trimming, mulch bed spraying, and tree sucker removal.
- Moss is being reduced community-wide; fallen trees and limbs have been removed at no charge, with larger removals routed to the arbor team.
- Mattamy, Vesta, and Yellowstone conduct monthly inspections of key areas and overall appearance.
- Turf is being maintained at proper winter/spring mowing heights, which may result in temporary scalping.

- Mulch installation is ongoing, planning to be done in 2 weeks.

-

- **Irrigation**

- Technicians continue to inspect and repair the system.
- Irrigation is back and running 3 days a week.
- Efficiency improvements under review include eliminating unnecessary bubblers and adding/verifying rain sensors.

- **Fertilization & Chemical Treatment**

- Turf weed treatments are ongoing throughout the community.
- Granular fertilizer is being applied to support healthy growth.
- Roses are being treated with bone meal and liquid fertilizer.

Arbor

- Low-hanging tree branches continue to be lifted for safety, visibility, aesthetics, and overall tree health.
- Palm trimming is complete.

D.

1.

Vicky Oakes
St. Johns County Supervisor of Elections

April 23, 2026

Joseph M. Sarmiento

Attn: Courtney Hogge, Recording Secretary

Request for Registered Voter Totals, Rivers Edge CDD

This letter is in response to your request for Registered Voter Totals for the Rivers Edge Community Development District (CDD). As of 04/15/2026, the total number of active registered voters in Rivers Edge CDD is 3,370. If you have any further questions, please feel free to contact me.

Regards,



Joseph M. Sarmiento
GIS Elections Services Specialist

for

Vicky Oakes, St. Johns County Supervisor of Elections

904-823-2238

jsarmiento@votesjc.gov

2.

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 June 8, 2026, and close at noon on June 12, 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.

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: **05/20/2026**

Submitted by: **Kevin McKendree & Richard Losco**

RECDD I

Fencing around Rivertown BLVD:

The perimeter fence that surrounds Rivertown BLVD and connects onto Kendall Crossing is rotting. We have replaced boards that fall off and it needs painting at least. Our suggestion would be to replace this with Vinyl fencing rather than invest in painting it. We will gather quotes for budgeting purposes for this.

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. Gym side bathrooms are completed. Yoga room is completed. Gym is completed. Interior rental side is completed. We are working on exterior now.

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.

Tennis Court Fencing:

Tennis court fencing was approved in March meeting for B and B Tennis to execute. We are working on scheduling now as the courts will be shut down for 2 weeks to complete this.

Groves Playground:

During playground inspections we discovered extensive rot at the base of the Robinia wood structures at the Groves playground. This is very similar to the pirate ship playground at the RiverClub with signs of termite damage. We went ahead and demolished the old wood parts of the playground this week as even coned off, kids were continuing to play on them. We are working on gathering other quotes besides Kompan and will present when available in May.

Umbrellas at RiverHouse:

We will be presenting a quote in May for new umbrellas at the RiverHouse pool deck. This is a 2026 budgeted item.

Basketball Court Vandalism:

Due to the continued vandalism on the basketball court with e bikes, we recommend to fence in the court without access control. This will corral any bikers on the court as we contact the police. We have it in the budget to resurface the court, but this would be pointless until we can end the bikes going onto the court.

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 with a full replacement. Kompan has never experienced a warranty claim like this, and we are part of a global study as to why the Robinia (black locust) wood failed. The CDD is only on the hook for removal of the old ship and the W.D.O (wood destroying organism) inspection which has been completed. The new unit is scheduled to arrive from Denmark on June 17th at which point install will begin. This warranty claim saved the community \$200,000-\$250,000 vs replacing the unit.

All Districts**Mainline breaks:**

Last week on the morning of 12/11 we had 13 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.

Pond Fountains:

We are monitoring the retention pond fountains throughout the community due to the low water levels in the ponds. If water gets too low the pumps will lose prime and the motor can burn up so we are turning them off if we see this.

RIVERTOWN

RECDD's Lifestyle Report

Date of report: **05/20/2026**

Submitted by: **Kim Fatuch**

April Events

- 4.3.26 – Vann Hardin Music
 - Live Music in the café
- 4.9.26 – Music Bingo
 - Resident favorite monthly music bingo in the café
- 4.10.26 – Emily Mikus Music
 - Live Music in the café
- 4.11.26 – Clownin' Around Pool Party at the Lodge
 - Residents are invited to a circus themed pool party complete with Jugglers, circus treats, bounce houses and more.



- 4.17.26 – Dustin Bradley Music
 - Live Music in the café
- 4.18.26 – Farm to Table Dinner Event
 - 4D Creations will be serving a farm to table dinner. *Ticketed event
- 4.23.26 – Music Bingo
 - Resident favorite monthly music bingo in the café
- 4.25.26 – Community Garage Sale

May Events

- 5.2.26 – Jedi Training Camp
 - Wake up the inner Jedi
- 5.14.26 – Music Bingo
 - Resident favorite monthly music bingo in the café
- 5.15.26 – Alex Affronti
 - Live Music in the café
- 5.16.26 – Big Red Bus Blood Drive
 - Donate Blood
- 5.22.26 – Dustin Bradley Music
 - Live Music in the café
- 5.25.26 – Memorial Day Festivities
 - DJ Andrew – RiverLodge – 12pm – 3pm
 - Loop Man Dan – RiverClub – 2pm – 5pm
 - Annual Luau Party – RiverHouse - 5pm – 8pm with Hula Dancers



RIVERTOWN

RECDD's Amenity Manager Report

Date of Report: 5/20/2026

Submitted by: Ken Council & Richard Losco

The RiverHouse Lap Pool & Family Pool are open 30 minutes after Sunrise until 30 minutes before Sunset. Lifeguards will only be on duty Saturdays and Sundays until Summer. Lifeguard hours are 11am – 7pm at the RiverHouse, and 10am – 8pm at the RiverLodge. The RiverHouse Slide & RiverLodge Water Activity Pool/Splash Park will only be open when lifeguards are on duty. The RiverLodge Lazy River will remain open from 10am – 30 minutes before sunset. Wayne Automatic completed the annual fire extinguisher inspection on 4/23/2026. Commercial Fitness came out on 4/9/2026 to fix the seat adjustment knob on the upright bike in the RiverHouse gym. Replaced Patio #4 TV on 4/30/2026. Ordered new volleyball net for court at RiverLodge. ACE Doors came out to repair the front left entry door to the RiverLodge gym on 4/3/2026.

RiverHouse

Clubhouse Staff Hours:

11am – 7pm (Sunday, Tuesday - Thursday)

11am - 9pm (Friday & Saturday)

Closed Mondays

Recreational & Lap Pool:

- Both pools are open 30 minutes after Sunrise until 30 minutes before Sunset

Closed Mondays

Fitness Center:

- 4am – 12am (Sunday – Saturday)
- Commercial Fitness came out on 4/9/2026 to fix the seat adjustment knob on the upright bike in the RiverHouse gym.

Other Updates:

- The RiverHouse Rec Pool Slide will only be open when lifeguards are on duty.
- Lifeguards will only be on duty Saturdays and Sundays from 11am – 7pm until Summer Break.

- Florida Fresh vending refilled the RiverHouse pool vending machine on 4/1/2026.
 - AED battery replaced 4/15/2026.
 - Wayne Automatic completed the annual fire extinguisher inspection on 4/23/2026
-

RiverClub

Amenity Hours:

- 10am – 9pm (Sunday, Monday, Wednesday, & Thursday)
- 10am – 10pm (Friday & Saturday)

Closed Tuesdays

Other Updates:

- Parts on order by ACE Doors to repair Kayak shed door handle.
 - Replaced Patio #4 TV on 4/30/2026.
-

RiverLodge

Amenity Hours (Airnasium & Fireplace):

- 10am – 8pm (Thursday - Tuesday)

Closed Wednesdays

Water Activity Pool/Splash Pad & Lifeguard Hours:

- The Water Activity Pool/Splash Park will only be open when lifeguards are on duty.
- Lifeguards will only be on duty Saturdays and Sundays until SJC Summer Break.
- Lifeguard hours are 10am – 8pm at the RiverLodge

Lazy River, Lounge Area, & Volleyball Court Hours:

- 10am – 30 minutes before sunset

Closed Wednesdays

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- 1st Coast Fire completed the annual fire extinguisher inspection on 4/1/2026.

RIVERTOWN

RECDD's Café Manager Report

Date of Report: **5/20/2026**

Submitted by: **Lisa McCormick & Richard Losco**

The RiverClub Café's March performance was excellent as net sales were very strong, and we had tight cost controls on wages and food and beverage expenses. This gives us strong momentum going into the summer season and allows us to plan for staffing needs, menu design, and service-related issues. Our sales escalate from May through August, and the March activity has positioned the team for this high-volume stretch. With sales rising significantly, I feel confident that we can maintain the 23% labor and 42% food and beverage cost as it relates to net sales through the summer season.

Considerations for the summer season include simplifying the menu at peak service times and providing additional workstations to reduce waiting times. A bigger capacity icemaker has been approved so to ensure that ice will be available to keep up with the 40-50% increase in demand to minimize any disruptions in beverage service.

Our summer season will be the ideal time to increase our outdoor sales, promote community events, and focus on seasonal beverages.

Square POS Net Sales were up 24.4% for the month of March @ \$86,286 compared to \$69,376 prior year. Revenue was driven by spring break activity and booked events which included live music and trivia.

Cost of Goods Sold (Food and Beverage) was @ 41.8% in the month of March, compared to 45.4% prior year.

Food & Beverage as % of Revenue:

Target	12-Month	% Rate – 40%
Optimal	12-Month	% Rate – 35%
Actual	March '26	% Rate – 42%

Gross Wages as % of net sales were 22.7% in the month of March, compared to 25.5% prior year.

Gross Wages as % of Revenue:

Target	12-Month	% Rate – 35%
Optimal	12-Month	% Rate – 30%
Actual	March '26	% Rate – 23%

Our strong results this month directly reflect the tenacity of our Café team and the ongoing success of our operations.



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 #11319			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD085990			4

ACTIVITY / COMMENTS:

SJSO26CAD086018, SJSO26CAD086048, SJSO26CAD086122

3 written warnings for excessive speed

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6493437



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 #11319			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD092769			8

ACTIVITY / COMMENTS:

SJSO26CAD092777, SJSO26CAD092827, SJSO26CAD092797, SJSO26CAD092889, SJSO26CAD092911, SJSO26CAD092943, SJSO26CAD092970

6 written and 1 verbal warning for excessive speed.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6493438



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]	SJSO26CAD098237	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

Total Contacts:9 Citations:1 Warnings:8 Top speed measured by Radar was, **38 MPH on RiverTown Main Street

Two juveniles were contacted regarding an illegal e-bike. They were educated on the law and were advised to return home. Contacted a subject operating a Ranger side-by-side; the subject was educated on the law and advised not to operate it within the community.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6576957



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 # 10727				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD085473			6

ACTIVITY / COMMENTS:

Total Contacts:6 Citations:0 Warnings:5 Top speed measured by Radar was, 43 MPH on Rivertown Main St. Multiple patrols conducted throughout neighborhood.

While patrolling the new stretch of Rivertown Main St. near Greenbriar road, I observed a golf cart exiting from the construction area which is blocked off with barricades and "Road Closed" signs. The juvenile driver was just sight seeing and was advised the area is closed and she is trespassing on a construction site. Heavy traffic in the area now that the roadway connects to Greenbriar Road.

Spoke to several juveniles at the River House who were observed standing near several illegal E-bikes. They were advised of the consequences if they were caught operating on the roadway.

RollKall Invoice#: 1-041826-32



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 # 10727		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD089790			6

ACTIVITY / COMMENTS:

Total Contacts:6 Citations:0 Warnings:6 Top speed measured by Radar was, 41 MPH on Rivertown Main St. Multiple patrols conducted throughout neighborhood. Observed a large RV parked at the River Lodge. It was not hooked up to a vehicle and appears to be used as a mobile business.

Monitored speed on the newly opened section of Rivertown Main Street which connects to Greenbriar Road. No violations observed however, multiple golf carts were observed coming into the neighborhood from Greenbriar Road.

Observed a group of juveniles operating electric scooters. Only one was wearing a helmet. I educated the rest of the group on the requirement to wear a helmet for all operators under 16 years old.

RollKall Invoice#: 1-042326-205

Customer Service Report

Customer: Rivertown
 Field Biologist: Cameron Ganim
 FDACS License: CM28894

Date of Visit: 4/30/2026
 Weather: 80 °F High
 20% ☁

Waterway and Ditch Treatments

Site	A	AA	B	BB	C	CC	CR1	CR2	CR4	CR5	CR6	CR7	CR8	D	DD
Algae					x					x					
Submersed Weeds	x		x		x									x	
Shoreline Grasses & Brush				x	x										x
Floating Weeds														x	
Mosquito Larvicide															
Pond Dye															
Inspection		x				x			x			x	x		
Debris Removal							x	x			x				
Dissolved Oxygen			8		8					7					

Comments: Shoreline grasses were sprayed this month due to lower water levels. The algae on pond H is on a 2 week retreatment interval and multiple ponds were treated for submersed weeds. Slender pond weed and naiad are the most prevalent submersed weeds and they were observed and treated for in ponds C,XX,D and K. Ponds were also visited multiple times this month to inspect previous treatments and retreat if necessary.

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 checked="" type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | _____ |
| <input type="checkbox"/> Catfish | <input type="checkbox"/> Egrets | <input checked="" type="checkbox"/> Osprey | <input checked="" type="checkbox"/> Alligator | _____ |
| <input checked="" type="checkbox"/> Gambusia | <input checked="" type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | _____ |

Native/Beneficial Vegetation Noted

- | | | | |
|--|---------------------------------------|--|---|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input checked="" type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input checked="" type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input checked="" type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input checked="" type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spadderdock | <input checked="" type="checkbox"/> Eelgrass | <input checked="" type="checkbox"/> Pondweed |

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.



Customer Service Report

Customer: Rivertown
 Field Biologist: Cameron Ganim
 FDACS License: CM28894

Date of Visit: 4/30/2026
 Weather: 80 °F High
 20% ☁

Waterway and Ditch Treatments

Site	E	EE	FF	G	GG	H	HH	I	J	K	L	LL	M	MM	OO
Algae				X		X				X				X	
Submersed Weeds										X					
Shoreline Grasses & Brush			X					X	X	X	X		X	X	
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection	X						X								X
Debris Removal		X			X						X	X			
Dissolved Oxygen				7		8				7				8	

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
- Alligator
- Catfish
- Egrets
- Osprey
- Frogs
- Gambusia
- Herons
- Ibis

Native/Beneficial Vegetation Noted

- Arrowhead
- Bulrush
- Lotus
- Slender Spikerush
- Cordgrass
- Lily
- Chara
- Blue Flag Iris
- Bacopa
- Golden Canna
- Naiad
- Bladderwort
- Pickerelweed
- Spadderdock
- Eelgrass
- Pondweed

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.



Customer Service Report

Customer: Rivertown
 Field Biologist: Cameron Ganim
 FDACS License: CM28894

Date of Visit: 4/30/2026
 Weather: 80 °F High
 20% ☁

Waterway and Ditch Treatments

Site	Q	R	S	T	U	V	W	WW	X	XX	Y	Z			
Algae							x			x					
Submersed Weeds										x					
Shoreline Grasses & Brush	x								x	x	x	x			
Floating Weeds															
Mosquito Larvicide												x			
Pond Dye										x					
Inspection			x	x		x									
Debris Removal		x				x		x							
Dissolved Oxygen							7			7					

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
- Alligator
- Catfish
- Egrets
- Osprey
- Frogs
- Gambusia
- Herons
- Ibis

Native/Beneficial Vegetation Noted

- Arrowhead
- Bulrush
- Lotus
- Slender Spikerush
- Cordgrass
- Lily
- Chara
- Blue Flag Iris
- Bacopa
- Golden Canna
- Naiad
- Bladderwort
- Pickerelweed
- Spadderdock
- Eelgrass
- Pondweed

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.



Customer Service Report

Customer: Rivertown
 Field Biologist: Cameron Ganim
 FDACS License: CM28894

Date of Visit: 4/30/2026
 Weather: 80 °F High
 20% ☁️



A



AA



B



BB



C



CC

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.



Customer Service Report

Customer: Rivertown
 Field Biologist: Cameron Ganim
 FDACS License: CM28894

Date of Visit: 4/30/2026
 Weather: 80 °F High
 20% ☁️



CR5



CR6



CR7



CR8

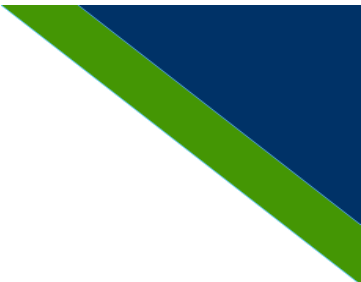


D



DD

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.



Customer Service Report

Customer: Rivertown
 Field Biologist: Cameron Ganim
 FDACS License: CM28894

Date of Visit: 4/30/2026
 Weather: 80 °F High
 20% ☁️



E



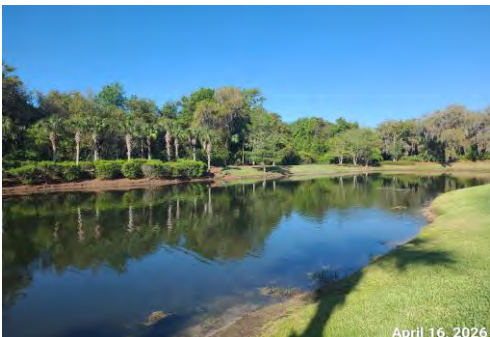
EE



G



GG



H



HH

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.

Customer Service Report

Customer: Rivertown
 Field Biologist: Cameron Ganim
 FDACS License: CM28894

Date of Visit: 4/30/2026
 Weather: 80 °F High
 20% ☁



I



J (2)



J



K



L



M

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.



Customer Service Report

Customer: Rivertown
 Field Biologist: Cameron Ganim
 FDACS License: CM28894

Date of Visit: 4/30/2026
 Weather: 80 °F High
 20% ☁️



MM



OO



Q



R



S (2)



S

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.



Customer Service Report

Customer: Rivertown
 Field Biologist: Cameron Ganim
 FDACS License: CM28894

Date of Visit: 4/30/2026
 Weather: 80 °F High
 20% ☁️



T



U



V



W



WW (2)



WW (3)

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.



Customer Service Report

Customer: Rivertown
 Field Biologist: Cameron Ganim
 FDACS License: CM28894

Date of Visit: 4/30/2026
 Weather: 80 °F High
 20% ☁️



WW



X



XX



Y



Z (2)



Z

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.

FIFTH ORDER OF BUSINESS

A.

COST-SHARE STATUS COVER SHEET

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

Proposal: Pond Maint. Addendum - Ponds 105 - 110 - RECDD III

1. Is the cost for this work intended to be shared?

Yes (Please proceed to question 2)

No, the entire cost will be paid by: [Choose One]
(Please leave remainder of form blank)

2. If yes, please check one of the following:

This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

[End of Cover Sheet]

COST SHARE REQUEST

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Party: Rivers Edge III CDD

- Request: Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)
- Addition of new improvements (Methodology Consultant and Engineer must sign)

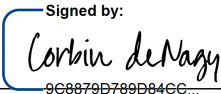
Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:

Adding additional pond services for Ponds 105 - 110

(Solitude Lake)

Total Proposed Compensation: \$ 7,476.00

Cost Share Calculation:	<u>\$2,653.98</u>	Rivers Edge
	<u>\$2,203.92</u>	Rivers Edge II
	<u>\$2,618.10</u>	Rivers Edge III

Methodology Consultant Approval: 
Signed by: Corbin deNagy
9C8879D789D84CC...
 (Signature)

2026-04-16
(Date)

If requesting addition of new improvements:

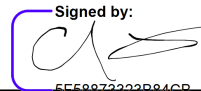
Engineer Approval: _____
(Signature)

(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**

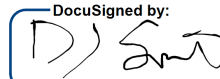
Signed by:


By: Ahmed McIntyre

Chair Vice-Chair, Board of Supervisors

Date: 2026-04-22

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:


By: DJ Smith

Chair Vice-Chair, Board of Supervisors

Date: 2026-04-16

RIVERS EDGE III CDD

DocuSigned by:


By: DJ Smith

Chair Vice-Chair, Board of Supervisors

Date: 2026-04-16



AMENDMENT TO ANNUAL SERVICES AGREEMENT

PROPERTY NAME: Rivers Edge III CDD

CUSTOMER NAME: Rivers Edge III CDD

SERVICE DESCRIPTION: Amendment to Annual Pond Maintenance - **adding ponds 105-110 (8,890 linear feet /10.00 acres)**

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

SUBMITTED TO: Kevin McKendree

SUBMITTED BY: Brittany Hemery, Sales Support Administrator

This Amendment to the Annual Services Agreement (the "Amendment") is dated as of this 10th day of April, 2026, by and between the Customer identified above ("Customer"), and SOLitude Lake Management, LLC ("SOLitude" or "Company"). By executing this Amendment, Customer and SOLitude agree to make certain amendments to the Annual Services Agreement executed between the parties on September 30, 2025 (the "Services Agreement") as further described herein.

1. **SERVICES.** SOLitude will provide the Services at the Customer's property as described in Schedule A attached hereto.
2. **PAYMENT TERMS.** The Amendment Price is **\$7,476.00**. SOLitude shall invoice Customer **\$623.00 per month** for the Services to be provided under this Amendment. **The price indicated in this Amendment shall be billed in addition to the regular monthly contract invoice amount.**
3. **MISCELLANEOUS.**
 - a. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Services Agreement.
 - b. The remainder of the Services Agreement shall be and remain in full force and effect and unmodified, except as the same is specifically modified or amended hereby. All covenants, terms, obligations and conditions of the Agreement which are not modified or amended herein are hereby ratified and confirmed.
 - c. This Amendment may be executed in multiple counterparts by the parties, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.
 - d. The parties acknowledge and agree that this Amendment may be executed or accepted using electronic or facsimile signatures, and that such a signature shall be legally binding to the same extent as a written cursive signature by a party's authorized representative.



Services Contract
Rivers Edge III CDD (20143) - BH
Page 2 of 4

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

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

RIVERS EDGE III CDD

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A - SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect ponds 105-110, in addition to the regularly serviced ponds. All ponds will be serviced one time per week for a total of 48 visits annually.

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

1. Trash will be removed from the pond(s) and disposed of offsite. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this contract after each visit.



General Qualifications:

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

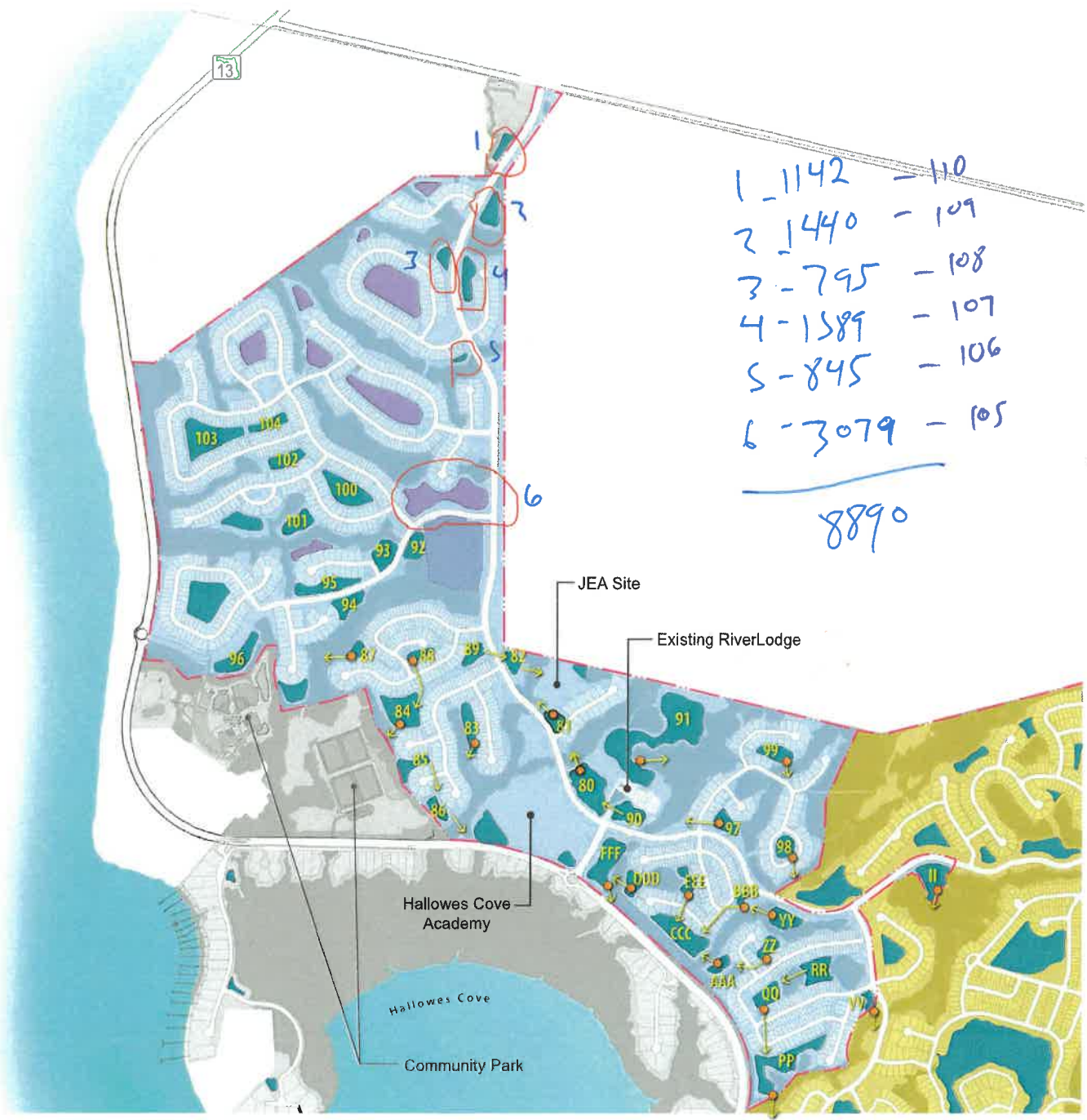
RIVERTOWN

Master Drainage Plan 2026 RECDD 3


1 - 1142 - 110
 2 - 1440 - 109
 3 - 795 - 108
 4 - 1589 - 107
 5 - 845 - 106
 6 - 3079 - 105

 8890

-  RECDD 1 Boundary
-  RECDD 2 Boundary
-  RECDD 3 Boundary
-  Existing Stormwater Ponds
-  Future Stormwater Ponds
-  Stormwater Discharge
-  Control Structure Location
-  FF Pond Name/Number



March 20, 2026



Site plan is conceptual in nature and is merely an artist's rendition. This plan is solely for illustrative purposes and should never be relied upon. ©2022 Mattamy Homes. All rights reserved.

B.

1.



3002 Phillips Highway
Jacksonville, FL 32207
Phone: 904.858.4300
CPC1456979

RiverTown - RiverHouse

CO#5

February 16, 2026

Kevin McKendree
kmckendree@vestapropertyservices.com – 904.607.1038
156 Landing Street, St. Johns, FL 32259

This document is to provide authorization for work and/or material described below outside of contract.

Labor and Material associated with the following items below:

- ✚ Repair of existing starting platforms
(Add 6" to legs of starting platforms)
-

Change Order Total **\$9,828.00**

Upon Crown Pools receiving a signature approving the above-described work and cost, this work will proceed at the appropriately scheduled time.

Print: Kevin McKendree

Title: Operations Manager

Signature: *Kevin McKendree*

Date: 4/24/26

Please feel free to contact us should you have any questions or concerns.

Regards,

Crown Pools, Inc.
Crownpoolsinc.com
CPC1456979
904.858.4300

2.



3002 Phillips Highway
Jacksonville, FL 32207
Phone: 904.858.4300
CPC1456979

RiverTown - RiverHouse

CO#6

February 16, 2026

Kevin McKendree
kmckendree@vestapropertyservices.com – 904.607.1038
156 Landing Street, St. Johns, FL 32259

This document is to provide authorization for work and/or material described below outside of contract.

Labor and Material associated with the following items below:

 Step Repair for the Lap Pool and Fun Pool

Change Order Total **\$6,318.00**

Upon Crown Pools receiving a signature approving the above-described work and cost, this work will proceed at the appropriately scheduled time.

Print: Kevin McKendree

Title: Operations Manager

Signature: Kevin McKendree

Date: 4/24/26

Please feel free to contact us should you have any questions or concerns.

Regards,

Crown Pools, Inc.
Crownpoolsinc.com
CPC1456979
904.858.4300

3.



3002 Phillips Highway
Jacksonville, FL 32207
Phone: 904.858.4300
CPC1456979

RiverTown - RiverHouse

CO#8

February 19, 2026

Kevin McKendree
kmckendree@vestapropertyservices.com – 904.607.1038
156 Landing Street, St. Johns, FL 32259

This document is to provide authorization for work and/or material described below outside of contract.

Labor and Material associated with the following items below:

- ✚ Make repairs to the speakers and lights around the Fun Pool Deck

Change Order Total

\$6,550.00

Upon Crown Pools receiving a signature approving the above-described work and cost, this work will proceed at the appropriately scheduled time.

Print: Kevin McKendree

Title: Operations Manager

Signature: *Kevin McKendree*

Date: 4/24/2026

Please feel free to contact us should you have any questions or concerns.

Regards,

Crown Pools, Inc.
Crownpoolsinc.com
CPC1456979
904.858.4300

4.



3002 Phillips Highway
Jacksonville, FL 32207
Phone: 904.858.4300
CPC1456979

RiverTown - RiverHouse

CO#9

February 16, 2026

Kevin McKendree
kmckendree@vestapropertyservices.com – 904.607.1038
156 Landing Street, St. Johns, FL 32259

This document is to provide authorization for work and/or material described below outside of contract.

Labor and Material associated with the following items below:

- ✚ Make drainage repairs to the Fun Pool Deck

Change Order Total

\$7,250.00

Upon Crown Pools receiving a signature approving the above-described work and cost, this work will proceed at the appropriately scheduled time.

Print: Kevin McKendree

Title: Operations Manager

Signature: *Kevin McKendree*

Date: 4/24/2026

Please feel free to contact us should you have any questions or concerns.

Regards,

Crown Pools, Inc.
Crownpoolsinc.com
CPC1456979
904.858.4300

C.

COST-SHARE STATUS COVER SHEET

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

Proposal: Professional Services - Grand Bridge Stop Sign

1. Is the cost for this work intended to be shared?

Yes (Please proceed to question 2)

No, the entire cost will be paid by:

(Please leave remainder of form blank)

2. If yes, please check one of the following:

This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are “Shared Costs”, as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

[End of Cover Sheet]

COST SHARE REQUEST

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Party: Rivers Edge III CDD

- Request: Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)
- Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:

Professional services for scope and fee to add a stop sign at the north end of Grand Bridge Drive and Rivertown Main Street.

Includes plan modification, permitting, and construction administration.

Total Proposed
Compensation: \$ 6,000.00

Cost Share		
Calculation:	<u>\$2,130.00</u>	Rivers Edge
	<u>\$1,768.80</u>	Rivers Edge II
	<u>\$2,101.20</u>	Rivers Edge III

Methodology
Consultant Approval: _____
(Signature)

(Date)

If requesting addition of new improvements:

Engineer
Approval: _____
(Signature)

(Date)

[Please attach this page for supplemental maintenance services for existing Improvements]

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

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____



Jacksonville Office

13901 Sutton Park Drive S., Suite 200, Jacksonville, FL 32224

P: 1.833.723.4768

April 29, 2026

Corbin deNagy
Rivers Edge III CDD
Governmental Management Services LLC
3196 Merchants Row Blvd. Suite 130
Tallahassee, FL 32311

Re: Proposal for Rivers Edge III CDD Stop Sign at Grand Bridge Dr.

Dear Corbin,

Thank you very much for this opportunity to provide this professional services proposal for the Rivers Edge III CDD. PRIME AE Group, Inc. ("PRIME AE") has extensive experience with work within the Rivers Edge III CDD and we are highly qualified for this project.

The purpose of this proposal is to formally communicate to you what we believe to be an appropriate scope and fee to add a stop sign at north end of Grand Bridge Drive, as requested by the residents of Rivertown. For background, during the original design of the roundabout at the intersection of Grand Bridge Drive and SR13 the Florida Department of Transportation (FDOT) required that no stop sign be installed at the north end of Grand Bridge Drive to prevent any potential back-up of traffic into the SR13 right-of-way. However, once construction was complete and the school opened, the observed traffic patterns indicated that limited traffic comes from SR13 to the school. Numerous residents contacted St. Johns County to request the stop sign. St. Johns County coordinated with FDOT to allow the stop sign to be installed and St. Johns County has requested that the engineering plans be modified by RE III CDD and the stop sign installed.

Generally, we understand (and more thoroughly outline below) that PRIME AE will prepare and submit for permitting revised construction plans to St. Johns County to show the stop sign, and associated striping, and show the removal existing advance pedestrian crossing signage.

Task 1 – Plan Modification and Permitting

PRIME AE's engineering services include:

- Prepare modified construction plans meeting St. Johns County standards for the addition of the stop sign at the intersection of Grand Bridge Drive and Rivertown Main Street.
- Submit the revised plans to St. Johns County Growth Management for review and approval.

Task 2 – Construction Administration

- Upon approval of the construction plans by St. Johns County, Prime AE will coordinate with CDD staff to obtain bids for the construction. Prime AE will respond as needed to any RFIs and coordinate with contractor as needed. Prime AE will work with St. Johns County for as-built approval and sign off once the construction is complete.

We Make Everything Around Us Better.

www.primeeng.com

Fee Summary

TASK	DESCRIPTION	FEE
1	Plan Modification and Permitting	Lump Sum \$3,500.00
2	Construction Administration	Time & Material \$2,500.00

ADDITIONAL SERVICES:

Any services requested outside of the scope of work above will be charged hourly according to the rate schedule attached but will not commence without written permission. PRIME AE will obtain proposals for other sub-consultant services including surveying, geotechnical investigation, etc., as necessary to complete the proposed work. We will assist with coordinating the work of all subconsultants by providing site information and data, as and when requested. These sub-consultants will contract with you directly for their services.

Our scope of work for this project does not include the following:

- Landscape Architecture Construction Documents
- Entry Feature/Hardscape Design
- Wetland/Wildlife Identification, Studies, Flagging or Permitting
- Traffic Study/Signalization
- Transportation Impact Analysis Report
- Offsite Transportation Improvements
- Land or Easement Acquisition Elements
- Surveys
- Site Lighting
- Structural Design Including Bulkhead and Retaining Walls
- Electrical Design
- Geotechnical Engineering/Investigations
- Environmental studies/analysis
- Fire Protection studies, analysis or design
- Off-site stormwater modeling or design
- Flood zone analysis and FEMA permitting (separate consultant)
- Stormwater System Maintenance Agreement Assistance
- NPDES Stormwater Permitting
- Hardscape design
- Architectural drawings
- Permitting
- Permit/application Fees
- Civil Site Design, beyond budget

OUT-OF-POCKET EXPENSES:

All job-related travel, reprographic, printing and plotting costs and supplies, telefax and long distance telephone charges, mail and courier delivery services will be billed at cost plus 15%.

This proposal includes our Standard Terms & Conditions and Rate Schedule, which are incorporated herein by reference and made part hereof.

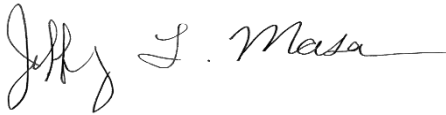
PRIME AE shall indemnify and hold the Client harmless from any loss or damage to the proportionate extent caused by PRIME AE's negligent performance of services under this Agreement.

It is our pleasure to provide this professional services proposal to you. Please feel free to call me at (904) 739-3655 if you have any questions or concerns. If you wish to authorize us to proceed, we

ask that you sign and return one copy of the signed proposal to our office. If you have any questions regarding our proposal, we remain available to discuss it with you at your convenience.

Thank you again for the opportunity to provide our engineering services for this project.

Sincerely,



Jeffery L. Mason, P.E.
Director, Civil Site Land South Region



Ryan P. Stilwell, P.E.
SVP, Land South Region

Enclosures: Standard Terms & Conditions
Rate Schedule

Accepted By:

Signature

Typed Name and Title

Date

1. General Provisions. These Standard Terms & Conditions ("ST&C"), together with the accompanying proposal, constitute the full and complete Agreement between PRIME AE Group, Inc. ("PRIME AE") and the entity or person to whom the proposal is addressed ("Client") to perform the base services as outlined in the proposal ("Services"). Any services excluded from the proposal shall not be part of the Services unless added per Section 2 of this Agreement. The Client acknowledges receipt of and accepts these ST&C by receiving the proposal. Client agrees that these ST&C shall supersede any Client terms and conditions whenever signed by PRIME AE unless the Client provides written notice to PRIME AE's authorized representative within five days of the proposal date explicitly rejecting these ST&C. Any purported changes or modifications to these ST&C shall be null and void unless they are initialed and dated adjacent to the purported change or modification by an authorized PRIME AE representative. The Client agrees that upon its authorization to proceed to PRIME AE, these ST&C shall supersede any subsequent Client terms and conditions signed by PRIME AE. PRIME AE and Client may be referred to collectively herein as "the Parties," and any of them may be called "a Party." The technical and pricing information in the proposal is confidential and proprietary property of PRIME AE. It shall not be disclosed or made available to third parties without the prior express written consent of PRIME AE. Unless otherwise specified in the proposal, the proposal fees and schedule constitute PRIME AE's best estimate of the charges and time required to complete the project. As the project progresses, site conditions, changes in the law, or other unknown facts or events may necessitate revisions in scope and fee. PRIME AE will inform the Client of such situations so that proposal revisions can be accomplished. The parties agree to negotiate such revisions in good faith in accordance with Section 2 of this Agreement.

2. Modification or Amendment to this Agreement. Additional services may be undertaken at PRIME AE's sole discretion. This Agreement may only be changed, amended, supplemented, superseded, or waived if both parties specifically agree in writing to such amendment before the effective date.

3. Independent Contractor. PRIME AE is an independent contractor, and nothing in this Agreement shall be construed to create a partnership, joint venture, or establish an employer/employee or principal/agent relationship between PRIME AE and Client or its subcontractors or consultants. Client agrees that PRIME AE has been engaged to provide professional services only, and that PRIME AE does not owe a fiduciary duty or responsibility to Client. There are no intended third-party beneficiaries to this Agreement.

4. Standard of Care. PRIME AE's Services will be performed in accordance with generally accepted practices and ordinary skill and care of architects, engineers, scientists, and/or technical professionals providing similar services at the same time, in the same locale, and under like circumstances ("Standard of Care"). Nothing in this Agreement, the Client's terms and conditions or any other document will require a level of performance higher than this Standard of Care. No other warranty of any kind (including but not limited to fit for purpose and free from defect type warranties), whether express or implied, at common law or created by statute, is extended, made, or intended by the performance of PRIME AE's Services under the Agreement for this project.

5. Invoicing and Payment. PRIME AE fees are quoted for the present calendar year of the proposal and will be subject to escalation on January 1st each year thereafter as determined by PRIME AE in its sole discretion. The Client shall pay PRIME AE according to the rates and charges outlined in the proposal. Invoices are net cash, due and payable upon receipt, but no later than thirty (30) days from the invoice date. Full payment of all invoices will be due before the release of any Work Product. Payment shall not be subject to any withholding or retention except for disputed fees. In writing, the Client shall notify PRIME AE of any disputed fees within seven (7) days from the invoice date, give reasons for the objection, and promptly pay the undisputed fees. If the Client fails to make any payment due to PRIME AE for Services and expenses within thirty (30) days after receipt of PRIME AE's invoice, the fees due PRIME AE will be increased at the rate of 1.5% per month from said thirtieth day. In addition, PRIME AE may suspend Services under this Agreement upon written notice to Client for any breach of this Agreement, including nonpayment of PRIME AE's fees. In the event of a suspension of Services, PRIME AE shall have no liability or responsibility to the Client for delay or damage caused to the Client because of such suspension of Services. Upon suspension, Client shall pay all undisputed fees before PRIME AE continues any performance of Services or delivery of any deliverables. The Client shall pay PRIME AE any fees or expenditures incurred to suspend and restart Services. If PRIME AE employs the services of any attorney or collection agency to collect any sums due hereunder

or to enforce any terms contained herein. In that case, Client agrees to pay PRIME AE for its staff time to collect payment, collection agency fees, reasonable attorney's fees, and court costs incurred by PRIME AE to collect outstanding fees.

6. Client Scope Changes and Delays. Singular or aggregate Client scope changes in the design or Client delays to the design may result in additional fees and schedule relief. The Client agrees that changes and modifications to the design after thirty percent (30%) design completion may result in additional fees and schedule relief. Any fee and schedule changes shall be made per Section 2 of this Agreement.

7. Right of Entry. The Client shall be responsible for obtaining all legal right-of-entry and associated costs on properties required by the project.

8. Reliance. PRIME AE shall be entitled to rely, without limitation or liability, on the accuracy and completeness of any and all information provided by Client, Client's employees, representatives, agents, independent contractors, construction managers, consultants and contractors, and information from public records, without the need for PRIME AE's independent verification unless required by the Standard of Care. Client agrees to indemnify, defend, and hold harmless PRIME AE to the fullest extent permitted by law for any claims, losses, or damages allegedly suffered by PRIME AE or others due to PRIME AE's reliance on such information contemplated under this Section.

9. Regulatory Permits. PRIME AE does not represent or guarantee that any permit or approval will be issued by any governmental body, given the complexity and frequent changes in applicable rules, regulations, and interpretations by authorities. The fees and corresponding scope of Services have been formulated based upon existing regulatory codes, ordinances, and procedures known to PRIME AE on the date of proposal preparation. If subsequent regulatory changes require revisions to Services completed or an increased level of effort, compensation for these additional services shall be provided in accordance with Section 2 herein. This Agreement does not include application fees required by any regulatory agency. We ask that the Client furnish the appropriate fee when applications are submitted. Permits may contain a requirement for public noticing. Any publishing and associated fees shall be the responsibility of the permittee (Client). Permits may be conditioned upon the Engineer of Record inspection and certification of construction. If such a condition is imposed, progress and final inspections must be provided by PRIME AE. Compensation for this additional work shall be provided by Section 2 herein.

10. Insurance. PRIME AE will maintain workers' compensation insurance as required under the state's laws in which the Services will be performed. PRIME AE agrees to provide at its own expense, Comprehensive General Liability insurance with a combined single limit of \$1,000,000 per occurrence and \$2,000,000 in the aggregate; Professional Liability insurance for \$1,000,000 per claim and \$2,000,000 in the aggregate covering negligent performance of Services; Automobile Liability insurance with a combined single of \$1,000,000 per occurrence; and will, upon request, furnish certificates of insurance to Client reflecting PRIME AE's standard coverages and providing thirty (30) days prior written notice in the event of cancellation in coverage.

11. Confidentiality. PRIME AE will hold confidential all business and technical information obtained from Client or generated in performing Services under this Agreement, except to the extent required for: (1) performance of Services under this Agreement; (2) compliance with professional standards of conduct; (3) the preservation of the public safety, health, and welfare; (4) compliance with any court order, statute, law, or governmental directive; and/or (5) protection of PRIME AE against claims or liabilities arising from the performance of Services under this Agreement. PRIME AE's obligations hereunder shall not apply to information in the public domain or lawfully obtained on a non-confidential basis from others.

12. Work Product. Upon Client's payment of all fees due and owing PRIME AE, ownership of PRIME AE's final deliverables, drawings, specifications and other documents and electronic data furnished by PRIME AE under this Agreement ("Work Product") shall pass to Client subject to the following limitations: Client acknowledges and agrees that: (i) PRIME AE's Work Product is not intended or represented to be suitable for use on the Project unless completed and signed by PRIME AE's authorized representative; (ii) Work Product marked with words such as not for construction, permitting plans, or marked with any similar statement is not suitable for construction and Client may not rely on this Work Product for construction purposes and does so at its own risk; (iii) regardless of any state

or local law or regulation, Client agrees that PRIME AE shall no longer be the Engineer or Architect of Record, and shall have no liability whatsoever, for PRIME AE's Work Product, obtained without PRIME AE's permission, from any public record, or by the Client in accordance with this section, provided to a third party for use on the Project or any other project; (iv) PRIME AE's Work Product is not intended for use or reuse by Client or others for additions or alterations to the Project or any other project without prior written authorization (including completion, verification and adaption) by PRIME AE; (v) any such use, reuse or modification of PRIME AE's Work Product will be at Client's and others sole risk and without liability or legal exposure to PRIME AE; (vi) Client shall indemnify, defend and hold harmless PRIME AE and its owners and employees from all claims, damages, losses and expenses, including attorneys' fees, arising out of or resulting from any such use, reuse or modification of PRIME AE's Work Product; and (vii) Client shall grant to PRIME AE an irrevocable, perpetual, fully paid-up right and license to use, exploit, manufacture, distribute, copy, adapt and display the Work Product, including any enhancements thereof. Any opinions rendered by PRIME AE pursuant to this Agreement or in Work Product are for the sole and exclusive use of Client, and are not intended for the use of, or reliance upon, by any third parties without the prior written approval of PRIME AE.

13. Termination of Services and Agreement. Either Party may terminate this Agreement upon ten (10) days' written notice to the other Party. Whether Client or PRIME AE terminates this Agreement, the Client agrees to compensate PRIME AE for all Service fees and additional services agreed hereunder, performed, and commitments made before the termination, together with reimbursable expenses, including those of subcontractors, subconsultants, and vendors.

14. Indemnification. Subjection to Section 19 of this Agreement, PRIME AE shall indemnify and hold the Client harmless from any loss or damage to the proportionate extent caused by PRIME AE's negligent performance of services under this Agreement. The Client shall indemnify and hold PRIME AE harmless from any loss or damage caused by the Client's acts or omissions.

15. Mutual Waiver of Consequential Damages. In no event shall either Party be liable to the other, whether in contract, tort, or any other cause whatsoever, for any consequential, liquidated damages, special, incidental, indirect, punitive, or exemplary damages, and the Parties release each other from any such liability.

16. Design Services During Construction (DSDC). If PRIME AE provides DSDC during the construction phase of the project, it is understood that the purpose of such Services, including project site visits, will be to determine, in general, if construction is proceeding in a manner indicating that the completed work of others will generally conform to the contract documents. PRIME AE shall not, during such visits or as a result of observations of construction, supervise, direct, or have control over others' work nor shall PRIME AE have authority over, or responsibility for, the means, methods, sequences or procedures of construction selected by others or safety precautions and programs incidental to the work of others or for any failure of others to comply with laws, rules, regulations, ordinances, codes or orders applicable to others furnishing and performing their work. PRIME AE does not guarantee the performance of the construction work or contract by others and does not assume responsibility for others' failure to furnish and perform their work. If PRIME AE's DSDC includes shop drawing review or requests for information as outlined in PRIME AE's Services, PRIME AE will review (or take other appropriate action concerning) shop drawings, samples, and other data which PRIME AE's Services require PRIME AE to review, but only for conformance with PRIME AE's design concept of the project and compliance with the information outlined in contract documents. Such review or other actions shall not extend to means, methods, techniques, sequences, or procedures of manufacture (including the design of manufactured products), construction, or safety precautions and programs incident thereto. PRIME AE's review or other actions shall not constitute approval of construction, an assembly or product of which an item is a component, nor shall it relieve others of (a) their obligations regarding review and approval of any such submittals, and (b) their exclusive responsibility for the means, methods, sequences and procedures of constructions, including safety of construction. If DSDC is not included in the Services, and the Client requests DSDC from PRIME AE, Client and PRIME AE shall execute a written amendment per Section 2 of this Agreement.

17. Certifications. PRIME AE shall not be required to sign any documents, no matter by whom requested, including for the Client to obtain financing, that would result in PRIME AE's having to exceed the Standard of Care, or provide

certification, a guarantee, or a warranty that a contractor or third party's work on the project conforms to the contract documents, or agree to terms that conflict with these ST&C.

18. Opinion of Possible Costs. When required as part of its scope of Services outlined in its proposal, PRIME AE will furnish opinions of probable cost, but does not guarantee the accuracy of such estimates. Opinions of possible cost, financial evaluations, feasibility studies, economic analyses of alternate solutions, and utilitarian considerations of operations and maintenance costs prepared by PRIME AE hereunder will be made based on PRIME AE's experience and qualifications. They will represent PRIME AE's judgment per the Standard of Care. Except to the extent directly caused by a breach of the Standard of Care, PRIME AE is not responsible for and has no liability for quantity variances. The Client will not seek reimbursement from PRIME AE for costs arising from or related to such variances. Client acknowledges and agrees that: (i) the interim Work Product prepared and delivered by PRIME AE for the project are preliminary, not fully detailed, subject to change, and not ready for construction; (ii) Client is responsible for pricing assumptions and quantity take-offs; and (iii) PRIME AE does not guarantee or warrant that its designs can be constructed within a lump sum price, GMP, contract budget, or other estimated or bid value.

19. Risk Allocations. Client and PRIME AE have discussed the project's risks, rewards, anticipated outcome, and an estimated total fee for PRIME AE's scope of Services and fully agree to the following risk allocations. To the fullest extent permitted by law, PRIME AE's total liability to Client (including anyone claiming by or through Client) for damages of any nature shall not exceed, in the aggregate, fifty thousand dollars, whether in contract, tort, or any other cause.

20. Force Majeure. If either party is prevented, hindered, or delayed in performing any of its obligations hereunder because of a Force Majeure occurrence, such party shall notify the other party, in writing, of the occurrence of such an event and the circumstances thereof within five (5) days after the occurrence of such an event. The civil code or common law in the jurisdiction where the project is located shall define Force Majeure. To the extent that a party's performance of its obligations hereunder is prevented, hindered or delayed by an event of Force Majeure and to the extent that notice has been given to the other party, such party shall be excused as of the date of occurrence of the event of Force Majeure from the performance or punctual performance of its obligations hereunder for so long as the relevant event of Force Majeure continues.

21. Certificate of Merit: Client shall make no claim (whether directly or in the form of a third-party claim) against PRIME AE unless Client shall have first provided PRIME AE with a written certification executed by an independent engineer licensed in the jurisdiction in which the Project is located, reasonably specifying each and every act or omission which the certifier contends constitutes a violation of the Standard of Care. Such a certificate shall be a precondition to the institution of any judicial proceeding and shall be provided to PRIME AE thirty (30) days before the institution of such judicial proceedings.

22. Dispute Resolution. If a dispute arises out of this Agreement or a breach thereof, the parties will attempt in good faith to resolve the dispute through negotiation. If the dispute is not resolved by negotiation, before initiating legal proceedings, Client and PRIME AE agree to submit to non-binding mediation with a mutually agreed upon mediator. The parties agree that they will share equally in their costs, and neither party will commence a civil action until after the completion of the initial mediation session. This provision shall survive completion or termination of this Agreement; however, neither party shall seek mediation of any claim or dispute arising out of this Agreement beyond the period that would bar the initiation of legal proceedings to litigate such claim or dispute under the applicable law. The Client agrees that any claim against PRIME AE shall be brought within one (1) year from the date of PRIME AE's final invoice, regardless of any applicable statute of repose or statute of limitation.

23. Precedence. These ST&C shall take precedence over and supersede any Client counterproposal, contract, purchase order, requisition, notice to proceed, or similar or like document.

24. Severability. If any of these ST&C are finally determined to be invalid or unenforceable in whole or in part, the remaining provisions shall remain in full force and effect and be binding upon the parties. The parties agree to reform these ST&C to replace any such invalid or unenforceable provision with a valid and enforceable provision that comes as close as possible to the intention of the stricken provision.

25. Survival. These ST&C shall survive the completion of PRIME AE's Services on the project, the suspension or termination of Services for any cause, and shall remain in full force and effect until PRIME AE is paid in full for all fees due hereunder.

26. Governing Law. This Agreement will be governed by and construed in accordance with the substantive laws of the State of Florida, without regard to conflict of laws. All disputes arising under or relating to this Agreement shall be brought and resolved solely and exclusively in the State Court located in Florida. If Client commences any legal action in connection with this Agreement, and PRIME AE prevails in such action, PRIME AE shall be entitled to recover, in addition to court costs, the amount of its attorneys' fees arising out of or related to the legal action, including consultant and expert's fees.

27. Assignment. This Agreement is not assignable by Client to any third party without the express prior written consent of PRIME AE. PRIME AE may assign this contract to any affiliate, subsidiary, or, in case of an acquisition or merger, the buyer.

28. No AI Training. The client may not use PRIME AE's Work Product, related documents, or data to train any artificial intelligence, machine learning, large language models, or other similar networks, algorithms, or systems.

29. No Individual Liability. PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OF PRIME AE GROUP, INC. MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE FOR ANY CLAIMS, DAMAGES, OR DISPUTES ARISING OUT OF AND SUBJECT TO THIS CONTRACT.

30. Construction Means, Methods, and Safety. PRIME AE is not responsible for selecting, supervising, directing, controlling, or otherwise being in charge of the construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs, or for the failure of Client, its contractor, engineers, architect, subcontractors, or other materialmen or service providers not engaged by PRIME AE to perform and complete construction of the project per the contract documents.

31. Compliance with Laws. In the event that standards of practice or legal requirements change during the project, PRIME shall promptly notify the Client of such changes and any additional costs that this may create, both in the Project cost itself and the compensation due to PRIME AE.

32. Headings. Section or paragraph headings included herein are for convenience of reference only and shall not modify, define, expand, or limit any of the terms or provisions hereof.



Hourly Rate Schedule

Effective May 2023

Planning & Engineering

Senior Vice President	\$300
Vice President	\$250
Project Director/Chief	\$235
Senior Project Manager	\$200
Project Manager	\$190
Senior Engineer	\$185
Engineer	\$150
Senior Planner & Senior Landscape Architect	\$180
Planner & Landscape Architect	\$150
Senior Graphic Arts Director	\$170
Graphic Art Designer	\$130
Senior Designer	\$150
Designer	\$120
CADD Technician	\$105
Clerical	\$ 95
Administrative Support	\$ 95

Project & Business Services

Project Administrator	\$160
Sr. Project Researcher	\$150
Project Researcher	\$145
Sr. Public Relations Liaison	\$160
Technical Writer	\$115

Information Services

Programmer	\$150
Information Systems	\$150
GIS Programmer	\$165
GIS Analyst	\$140
GIS Technician	\$125

CEI/Construction Management Services

Resident Engineer	\$175
Construction Project Manager	\$190
Sr. Construction Inspector	\$125
Construction Inspector	\$105

All Reimbursable Expenses Shall Be Cost Times A Factor Of 1.15

D.

COST-SHARE STATUS COVER SHEET

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

Proposal: Replacement of Umbrellas @ RiverHouse Pool

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]



1128 Carmona Place, St. Augustine, FL 32092
 Telephone: (904) 315-3933; (904) 315-3944

Quote: 2985
 Date: 03/24/26
 Quote Expires: 04/08/26

PROJECT:
 9' Umbrella

BILLING ADDRESS:
 Rivers Edge Community Development District 1
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

SHIPPING ADDRESS:
 Rivers Edge CDD 1
 156 Landing St.
 St. Johns, FL 32259

PAYMENT TERMS: 100% PAYMENT DUE AT TIME OF ORDER

DESCRIPTION	STYLE	SIZE	FABRIC / FRAME	UNIT \$	QTY.	TOTAL \$
9' Umbrella, Octagon, Pulley & Pin Lift, Screw & Grommets	Pulley & Pin, Screw & Grommets	9'	TBD / TBD	\$417.00	46	\$19,182.00
Discount				-\$20.85	46	-\$959.10

Freight Includes: Yes/No	<p><i>Estimated Lead Time: 3 - 6 Weeks, depending on color. Payment is Required at Time of Order. Lead Time begins once payment has been recieved. Southern Breeze will deliver umbrellas & set up on pool deck.</i></p>	Product Total	\$18,222.90
Call Prior to Delivery: Yes		Freight	\$939.44
Lift Gate: Yes		Tax Exempt	\$0.00
Limited Access Delivery: No		TOTAL	\$19,162.34

TERMS & CONDITIONS: All sales are final and can not be cancelled, returned, or refunded. A resale tax certificate or tax exemption certificate must be supplied at time of order. If not received, sales tax will be applied. All orders are custom made to order & require 100% Payment Due at Time of Order. Checks should be made payable to Southern Breeze Outdoor Furnishings, LLC. All orders will be drop shipped to customer unless specified otherwise. Additional freight and/or handling charges may be applied, and not limited to, receipt services; residential, church, or school deliveries; lift gates; change in delivery address and/or rescheduling changes of delivery date, time, or location.

I agree to order specifications above, quantities, pricing, terms & conditions: _____ Southern Breeze Outdoor Furnishings, LLC
 _____ / _____
 Purchaser's Signature / Printed Name Date Chris Smith - VP - Business Development
Chris Smith

By signing below, I acknowledge that lead times and production do not begin until payment has been received.

 Purchaser's Signature / Printed Name Date

9' Pulley Lift - Octagon Fiberglass Market Umbrella

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

Commercial Warranty - 7 Year Fabric; 3 Year Frame; 3 Year Finish; 1 Year Base



- A. Overall Height: 97"
- B. Clearance: 77"
- C. Closed Clearance: 41"
- Mast: 1.5"
- Weight: 18 lbs.



*Finial Color will match selected Frame Finish.



The pulley system is supported by a woven cord which allows you to open & close the umbrella. Designed with a hook pin to keep the pulley cord out of reach and out of sight.

Free-Standing Umbrella Base with Wheels. Weight: 100 lbs.



In-Table Umbrella Base Weight: 80 lbs.



FEATURES:

- * 1/2" fiberglass ribs & struts allow frame to bend & flex easily in windy conditions.
- * 1.5" diameter center pole with 1/8" aluminum wall thickness provides incredible strength & durability.
- * Stainless steel hardware throughout.
- * Reinforced corners secured with heavy duty screw & grommets.
- * Permanent and semi-permanent mounting options. Free-standing bases available for installation on any surface.

FRAME FINISHES

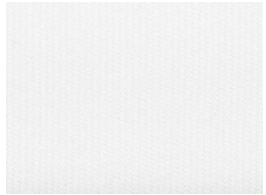


Platinum Brushed Silver Golden Oak Heather Willow Onyx Alpine White Desert Bronze Carbon

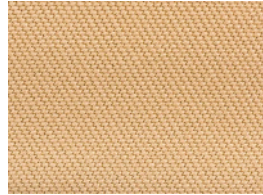
Standard Fabric Colors

9 oz. 100% Marine Grade, Solution Dyed Acrylic

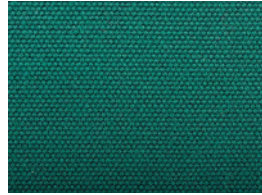
St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944



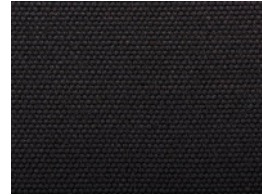
White R099



Beige R100



Forest Green R102



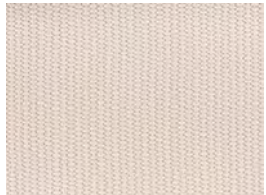
Black R103



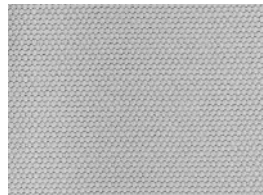
Chestnut R104



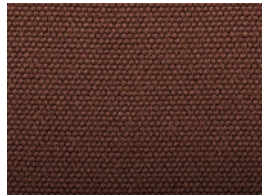
Salmon R105



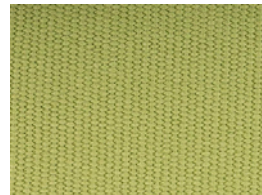
Linen R126



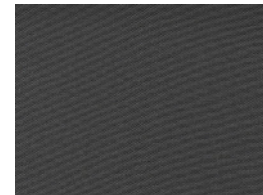
Cadet Grey R138



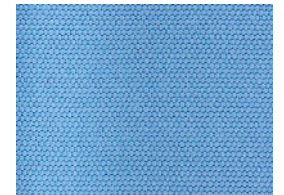
Brown R156



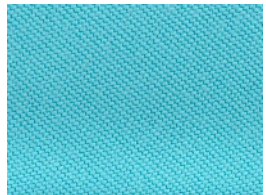
Pistachio R160



Charcoal Grey R164



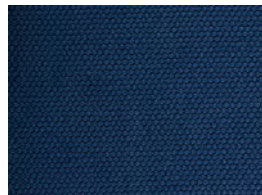
Steel Blue R169



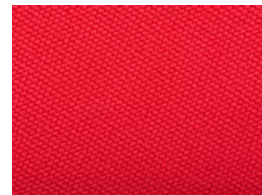
Turquoise R171



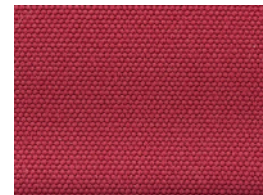
Pacific Blue R172



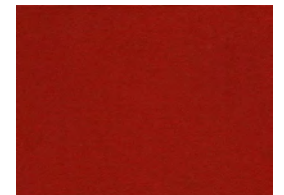
Captain Navy R175



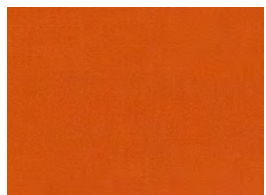
Logo Red R176



Burgundy R177



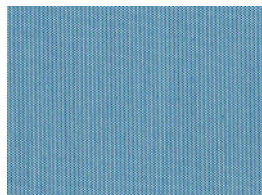
Vermillion R182



Pumpkin R185



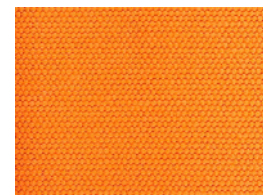
Titanium R196



Sapphire R229



Yellow R554



Orange R567



Orange Stripe



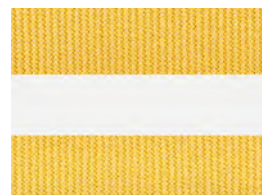
Navy Stripe



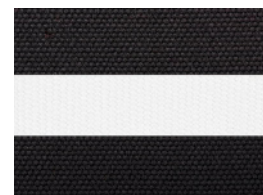
Turquoise Stripe



Red Stripe



Yellow Stripe



Black Stripe



Pacific Blue Stripe

Resin Coated Umbrella Bases

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

RESIN COATED CONCRETE FILLED BASE. 2 PIECE BASE, SECONDARY WEIGHT RING FITS INTO BASE CREATING OVERALL WEIGHT OF 80 LBS.
UPGRADED ALUMINUM STEM



Brushed Silver



Onyx



Desert Bronze



Alpine White

* IN TABLE USE ONLY

* WEIGHT: 80 LBS.

* BASE DIAMETER: 20"

* BASE HEIGHT: 3.5"

* STEM HEIGHT: 7.6"

* TOTAL HEIGHT: 11.5"

* WARRANTY - 1 YEAR COMMERCIAL

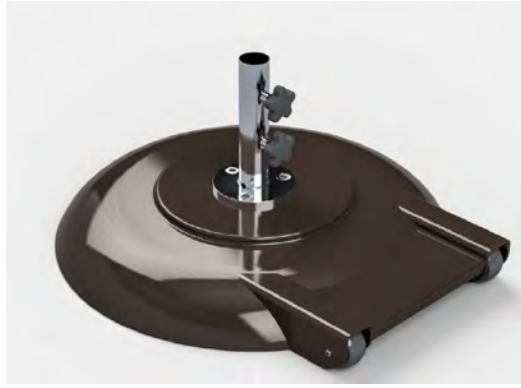
Premium Aluminum Shell Umbrella Bases

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

CONCRETE FILLED PREMIUM ALUMINUM SHELL WITH WHEELS.
SUITABLE FOR BENEATH A TABLE WITH 8" STEM HEIGHT
FREE-STANDING BASE WITH 18" STEM HEIGHT



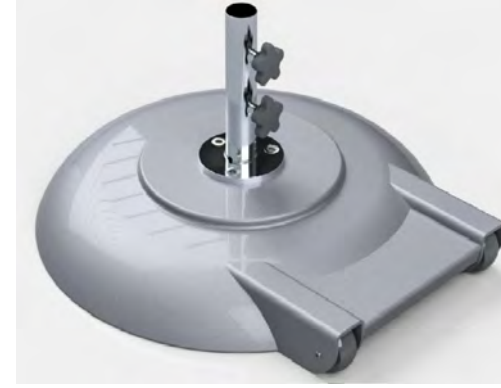
Onyx



Desert Bronze



Carbon



Silver Mist



Alpine White



Golden Oak



Heather Willow

- * IN TABLE USE AND FREE-STANDING USE
- * STEM HEIGHT: 8" (IN TABLE) OR 18" (FREE-STANDING)
- * TOTAL HEIGHT: 11.5" (BASE + 8" STEM) OR 21.5" (BASE + 18" STEM)
- * WARRANTY - 1 YEAR COMMERCIAL
- * BASE DIAMETER: 24"; HEIGHT: 3.5"; WEIGHT: 100 LBS>







9' Pulley Lift - Octagon Fiberglass Market Umbrella

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

Commercial Warranty - 7 Year Fabric; 3 Year Frame; 3 Year Finish; 1 Year Base



- A. Overall Height: 97"
- B. Clearance: 77"
- C. Closed Clearance: 41"
- Mast: 1.5"
- Weight: 18 lbs.



*Finial Color will match selected Frame Finish.



The pulley system is supported by a woven cord which allows you to open & close the umbrella. Designed with a hook pin to keep the pulley cord out of reach and out of sight.

Free-Standing Umbrella Base with Wheels. Weight: 100 lbs.



In-Table Umbrella Base Weight: 80 lbs.



FEATURES:

- * 1/2" fiberglass ribs & struts allow frame to bend & flex easily in windy conditions.
- * 1.5" diameter center pole with 1/8" aluminum wall thickness provides incredible strength & durability.
- * Stainless steel hardware throughout.
- * Reinforced corners secured with heavy duty screw & grommets.
- * Permanent and semi-permanent mounting options. Free-standing bases available for installation on any surface.

FRAME FINISHES



Platinum Brushed Silver Golden Oak Heather Willow Onyx Alpine White Desert Bronze Carbon

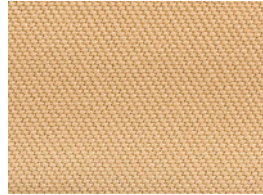
Standard Fabric Colors

9 oz. 100% Marine Grade, Solution Dyed Acrylic

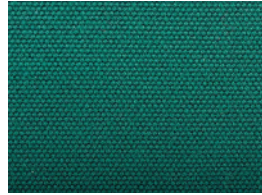
St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944



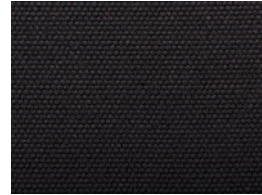
White R099



Beige R100



Forest Green R102



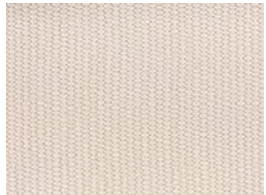
Black R103



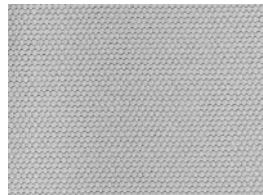
Chestnut R104



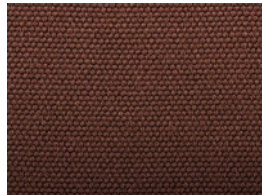
Salmon R105



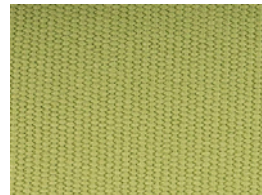
Linen R126



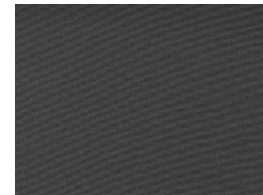
Cadet Grey R138



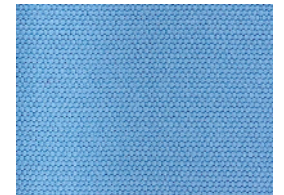
Brown R156



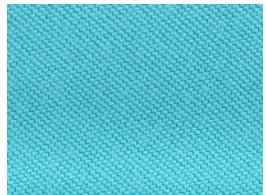
Pistachio R160



Charcoal Grey R164



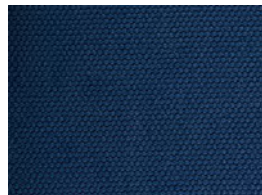
Steel Blue R169



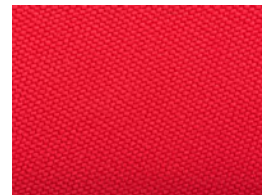
Turquoise R171



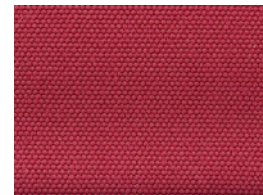
Pacific Blue R172



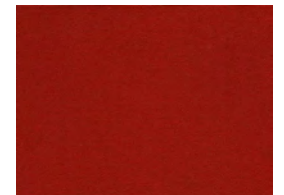
Captain Navy R175



Logo Red R176



Burgundy R177



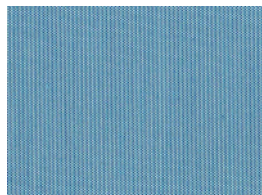
Vermillion R182



Pumpkin R185



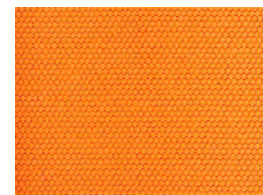
Titanium R196



Sapphire R229



Yellow R554



Orange R567



Orange Stripe



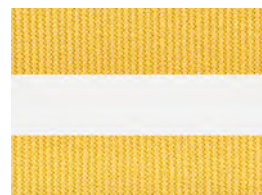
Navy Stripe



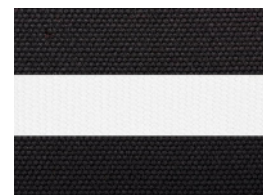
Turquoise Stripe



Red Stripe



Yellow Stripe



Black Stripe



Pacific Blue Stripe

Resin Coated Umbrella Bases

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

RESIN COATED CONCRETE FILLED BASE. 2 PIECE BASE, SECONDARY WEIGHT RING FITS INTO BASE CREATING OVERALL WEIGHT OF 80 LBS.
UPGRADED ALUMINUM STEM



Brushed Silver



Onyx



Desert Bronze



Alpine White

* IN TABLE USE ONLY

* WEIGHT: 80 LBS.

* BASE DIAMETER: 20"

* BASE HEIGHT: 3.5"

* STEM HEIGHT: 7.6"

* TOTAL HEIGHT: 11.5"

* WARRANTY - 1 YEAR COMMERCIAL

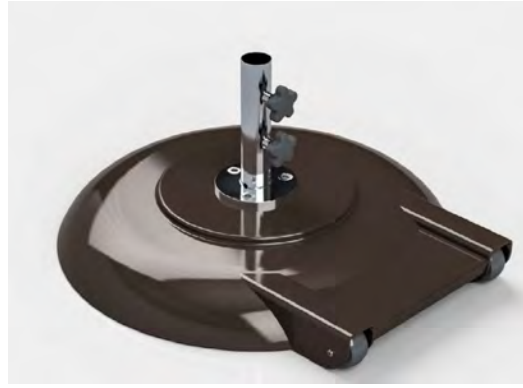
Premium Aluminum Shell Umbrella Bases

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

CONCRETE FILLED PREMIUM ALUMINUM SHELL WITH WHEELS.
SUITABLE FOR BENEATH A TABLE WITH 8" STEM HEIGHT
FREE-STANDING BASE WITH 18" STEM HEIGHT



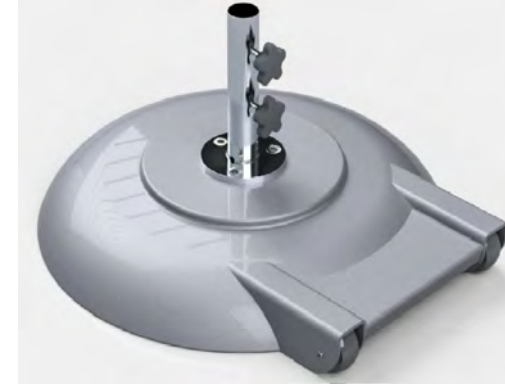
Onyx



Desert Bronze



Carbon



Silver Mist



Alpine White



Golden Oak



Heather Willow

- * IN TABLE USE AND FREE-STANDING USE
- * STEM HEIGHT: 8" (IN TABLE) OR 18" (FREE-STANDING)
- * TOTAL HEIGHT: 11.5" (BASE + 8" STEM) OR 21.5" (BASE + 18" STEM)
- * WARRANTY - 1 YEAR COMMERCIAL
- * BASE DIAMETER: 24"; HEIGHT: 3.5"; WEIGHT: 100 LBS>



E.

COST-SHARE STATUS COVER SHEET

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

Groves Park Playground Equipment

Proposal: _____

1. Is the cost for this work intended to be shared?

Yes (Please proceed to question 2)

No, the entire cost will be paid by: [Choose One]
(Please leave remainder of form blank)

2. If yes, please check one of the following:

This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are “Shared Costs”, as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

[End of Cover Sheet]

COST SHARE REQUEST

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Party: Rivers Edge CDD

- Request:
- Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)
 - Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:

Replacement of playground equipment at the Groves PlayPark

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

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

RIVERTOWN

Request for Funds

Date of request: 05/20/2026

Submitted by: Richard Losco

Groves Park Playground Equipment:

Consideration of replacement of playground equipment at Groves Play Park. The playpark had to be shut down due to safety concerns in February 2026 because of deterioration of the climbing structure, swing set, and base of structure.

Sales proposals include equipment, specifications, job scope, cost, administration, and sitework preparation.

Vendor	Warranty	Job Scope	Cost
Kompan	Lifetime Warranty – Galvanized, Stainless Steel, & Polyethylene Parts 15 - year – Laminate & Aluminum Parts	Installation of equipment – The Trail, 2 Bat swings, Roloway Trail	\$79,454.37
GameTime/Dominica	Lifetime Warranty – All hardware 15 - year – Laminate & Aluminum Parts	Installation of equipment – 2-Bay ADA primetime swing set, VistaAdventure Course 2	\$71,517.32
Rep Services, Inc.	Lifetime Warranty – Galvanized, Stainless Steel, & Polyethylene Parts 15 - year – Laminate & Aluminum Parts	Installation of equipment – Landscape Structures LSI Tree Tops & 2 swings	\$143,709.41

Should you have any comments or questions feel free to contact me directly.



QUOTE

109568-01-03 • 05/12/2026



A PLAYCORE Company

Rivertown - Groves Park - Opt.1 - Rev.1

Customer:

Vesta Properties
Saint Johns, FL 32259
United States

Ship to Zip: 32259

Prepared for:

Kevin McKendree
kmckendree@vestapropertyservices.com

Prepared by:

GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

Quantity	Part #	Description	Unit Price	Amount
<ul style="list-style-type: none">• Customer responsible for:◦ Providing access to site◦ Providing site plan				
1	Utility	5-Star Plus - Utility Locate	\$1,400.00	\$1,400.00
3560	Digout	5-Star Plus - Digout/Sitework of area (per sq. ft.) <i>Spoils to be left on site, unless noted below</i>	\$1.90	\$6,764.00
3560	Spoils	5-Star Plus - Removal/Disposal from Site the Spoils from Digout	\$1.75	\$6,230.00
1	RDU	GameTime - 2-Bay ADA PrimeTime Swing Set	\$4,937.00	\$4,937.00
1	5952SP	GameTime - VistaAdventure Course 2	\$28,733.00	\$28,733.00
1	INSTALL	5-Star Plus - Five Star Plus Playground Installation Services <i>Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, and 3-Year Labor Warranty!</i>	\$11,620.00	\$11,620.00
120	EWf-8	GT-Impax - Engineered Wood Fiber - 8" Compacted Depth <i>per cubic yard - ADA Compliant - IPEMA Certified - ASTM F1292 & F1951 Compliant</i> <i>Approx.~ 3560 sf</i> <i>To be blown in</i>	\$59.70	\$7,164.00
1	Sealed	5-Star Plus - Signed/Sealed FBC 2023 8th Edition Building Code Drawings	\$1,350.00	\$1,350.00
1	Permits	5-Star Plus - Building Permits <i>Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. If additional time spent acquiring permits, due to lack of information from owner, final invoice to be adjusted. Survey & Siteplan are to be provided by the owner for the permit application. Correct legal address will be required.</i>	\$1,500.00	\$1,500.00

QUOTE

109568-01-03 • 05/12/2026



A PLAYCORE Company

Sub Total	\$69,698.00
Discount	(\$2,513.90)
Freight	\$4,333.22
Grand Total	\$71,517.32

Prepared by: **Veronica Salles | Project Manager**

☎ 800-432-0162 ext. 100 ✉ veronica.salles@gametime.com

Signed/Sealed Drawings may be included when expressly stated on proposal.

Permits and permitting services may be included when expressly stated on the proposal. Unless specifically noted, permit fees, third-party reviews, inspections, bonds, and jurisdictional requirements are not included. The owner is responsible for providing **current and accurate site plans, surveys, and required property information** as needed by the permitting authority. **The permit process cannot begin until all required information is received from the owner.** Permitting timelines vary by jurisdiction and are **outside of our control.** Delays related to permitting, reviews, or approvals are not considered manufacturing or installation delays. Additional requirements arising during the permitting process, including but not limited to engineering revisions, soil testing, or jurisdictional comments, shall be treated as a **change in scope.**

Non-governmental customers purchasing on credit must submit a **completed GameTime Credit Application** and receive approval prior to order release. Unless otherwise approved in writing, a **minimum deposit of 100% (\$71,517.32)** is required to initiate manufacturing or fabrication. Remaining balances are due per approved credit terms. Credit card payments are accepted only through secure electronic payment methods and are subject to a 2.5% processing fee, shown as a separate line item. Payment by check, ACH, or wire transfer is available without additional fees.

When installation is included as a **turn-key project**, installation charges are due **upon completion and acceptance.** For larger or longer-duration projects, **progress billing may occur**, and GameTime reserves the right to invoice for **materials manufactured, shipped, or received on site.**

Installation Terms: Installation, when included, is performed by an **independent, certified installer** and is based on **standard installation conditions.** Installation assumes suitable soil, normal excavation conditions, proper sub-base, and unrestricted site access. The following are **excluded unless expressly stated:** drainage design or correction; soil remediation or import/export; rock, roots, debris, or concealed conditions; dewatering; erosion control; sod replacement; landscaping; irrigation repair; and site restoration. If unsuitable soil, drainage issues, high water table, or concealed conditions are encountered, **additional costs may apply.** The owner is responsible for site readiness, utility marking, site access, and protection of the work area before, during, and after installation.

Billing Information

Shipping Information

☒ (bill to): _____

☒ (ship to): _____

🏠 (address): _____

🏠 (address): _____

👤 (contact): _____

👤 (contact): _____

☎ (phone): _____

☎ (phone): _____

✉ (email): _____

✉ (email): _____

QUOTE

109568-01-03 • 05/12/2026



A PLAYCORE Company

Sales Tax Exemption Certificate Number # : _____ Please provide a verifiable certificate

Quote Validity : Pricing is firm for 60 days from the date of quotation unless otherwise stated.

Pricing Basis : Quotes are based on shipment of all items at one time to a single destination unless noted. Changes to scope, quantities, delivery conditions, or site requirements may result in price adjustments.

Exclusions : This quotation excludes off-loading and unloading of materials; lift-gate service; storage of materials prior to installation; site security; acceptance of deliveries; removal of existing equipment; site work; landscaping; drainage; utility relocation; fencing; signage; lighting; and any work not expressly described or included on this proposal.

Shipping Terms : All equipment ships F.O.B. factory unless stated. Title and risk of loss transfer in accordance with standard shipping terms.

Taxes : Sales, use, and similar taxes are not included unless expressly stated. Applicable taxes will be added at time of invoicing unless a valid tax-exempt certificate is provided prior to order entry.

Production & Shipment : Manufacturing, fabrication, and shipment will not begin until all required approvals and deposits are received.

Acceptance of quotation:

Accepted By (name): _____

P.O. No: _____

Signature: _____

Date: _____

Title: _____

Phone: _____

E-Mail: _____

Purchase Amount: **\$71,517.32**





Sales Proposal

Vesta Property Services
 Kevin McKendree
 245 Riverside Ave., Suite 250
 Jacksonville, FL 32202

Quote No. SP165001-2
 Customer No. C016921
 Document Date 03/02/2026
 Expiration Date 05/01/2026

Sales Representative Stacy Moseley
 Email StaMos@Kompan.com
 Phone No. 904-716-7605 / 800-426-9788

Project Name US346430 RiverTown: The Groves

No.	Description	Qty Unit	Unit Price	Discount %	Net Price
TRAIL OPTION 2					
<u>KSW924-CUSTOM</u>	2 Bat swubg - 2 infant, 2 belt In-ground 90cm 20453315	1 Pieces	6,190.00	10.00	5,571.00
					
<u>CRP250901-CUSTOM</u>	Roloway Trail In-ground 20448824	1 Pieces	24,470.00	10.00	22,023.00
					
INSTALL SPECIAL	Installation of KOMPAN Equipment	1 Pieces	31,723.21	5.00	30,137.05
FREIGHT	Freight	1 Pieces	4,503.95		4,503.95
US-BLOWN-IN-FF	Blown in EWF+FF 12" by CY , 3346 SF includes installation & freight	167 Cubic Yard	103.11		17,219.37

Please read attached General Assumptions and Exclusion document for information on Install/Sitework.

Excludes sitework, products, & services not listed.

Assumes site to be accessible & install ready.

Please allow 10-12 weeks for product delivery upon order placement.

Equipment is as per The Grove Trail Site Plan version K1.0-2 - dated 02/24/26

Description	Qty	Retail Price	Discount	Net Price
No. of Products	2			



Sales Proposal

Vesta Property Services
Kevin McKendree
245 Riverside Ave., Suite 250
Jacksonville, FL 32202

Quote No. SP165001-2
Customer No. C016921
Document Date 03/02/2026
Expiration Date 05/01/2026

Sales Representative Stacy Moseley
Email StaMos@Kompan.com
Phone No. 904-716-7605 / 800-426-9788

Project Name US346430 RiverTown: The Groves

Subtotal - Products	30,660.00	3,066.00	27,594.00
Subtotal - Surfacing	17,219.37		17,219.37
Subtotal - Installation	31,723.21	1,586.16	30,137.05
Subtotal - Freight	4,503.95		4,503.95
Total USD			79,454.37

Payment Terms 50% Prepayment , 50% Net 30 days

Installation Site Address

The Groves at RiverTown
55 Ashlar Dr
Saint Johns, FL 32259



Sales Proposal

Vesta Property Services
Kevin McKendree
245 Riverside Ave., Suite 250
Jacksonville, FL 32202

Quote No. SP165001-2
Customer No. C016921
Document Date 03/02/2026
Expiration Date 05/01/2026

Sales Representative Stacy Moseley
Email StaMos@Kompan.com
Phone No. 904-716-7605 / 800-426-9788

Project Name US346430 RiverTown: The Groves

Note that the color and texture of products and surfacing made with recycled content are subjected by the differences from the used recycled raw materials. Therefore, minor differences in the appearance and texture can occur.
Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability.
Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within this Master Agreement, which is hereby acknowledged.
Acceptance of this proposal from KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative.
Prices in this quotation are good until expiration date, shown in the top of this document. After that date, this proposal may be withdrawn.
Prevailing Wage and Payment & Performance Bonds are not included unless stated in body of Sales Proposal. If Payment & Performance Bonds are needed, add 2.2% of the entire sales proposal.

This information required for order placement:

Accepted By (Please Print): _____

Accepted By (Title): _____

Accepted By (signature): _____

Date: _____

Date Equipment needed on site: _____

Bill To: _____

Ship To: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Contact: _____

Contact: _____

Contact Email: _____

Contact Email: _____

Contact Phone (Office): _____

Contact Phone (Office): _____

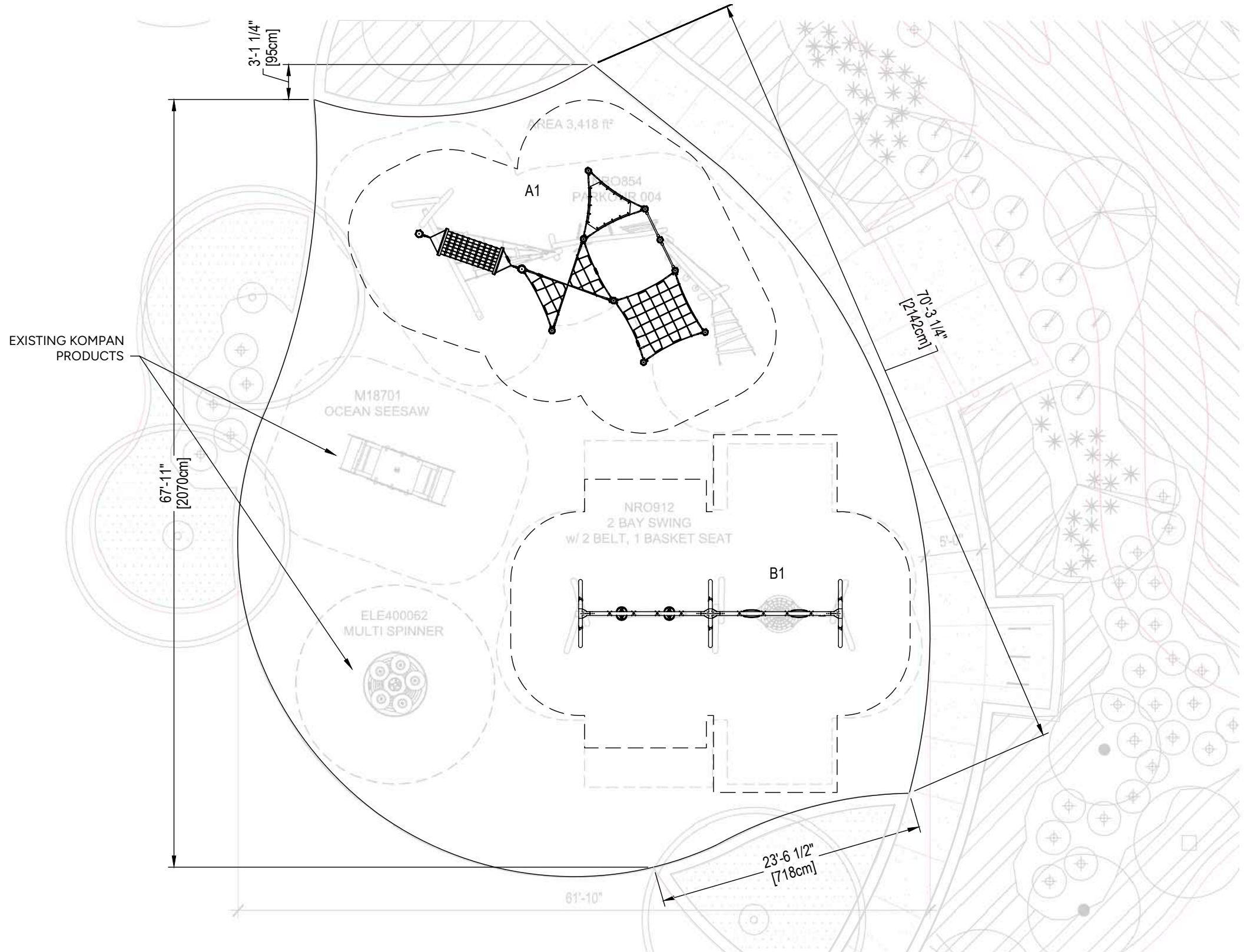
Contact Phone (Cell): _____

SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)







#	Product Number	Product Name	M.F.H.	Count
A	CRP250901-CUSTOM_20448824	Custom Roloway Trail	3'11"	1
B	KSW924-CUSTOM_20453315	Custom Swing	0'0"	1

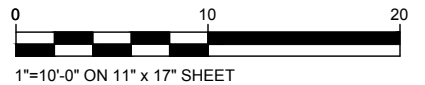
DUE TO THE PRESENCE OF THIRD PARTY OR EXISTING PLAY EQUIPMENT, ADA COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE SITE OWNER / OPERATOR.

SURFACING TBD AREA: 3346 SF

PERIMETER: 219 LF

THE GROVES OPTION 2

55 Ashlar Dr.
Saint Johns, FL
Site Plan - Ages 2-5 & 5-12



MANUFACTURER'S SHOP DRAWING:
 FOR USE BY CONTRACTOR, ENGINEER, OR DESIGN PROFESSIONAL OF RECORD. SEE SIGNED SALES PROPOSAL FOR COMPLETE SCOPE TO BE PROVIDED BY KOMPAN OR REPRESENTING AGENCY. CONFIRM FINAL PLAN AND SCOPE WITH KOMPAN SALES REP OR PROJECT MANAGER PRIOR TO USE FOR REVIEW, PERMITTING, OR CONSTRUCTION.
 TO BE READ CONTINGENTLY WITH KOMPAN'S STANDARDS FOR SITE PREPARATION, MATERIALS AND INSTALLATION PROCESSES, PROVIDED AFTER EQUIPMENT PURCHASE. A COMPLIANT PLAYGROUND TO KOMPAN'S STANDARDS MUST SATISFY ALL REQUIREMENTS IN THE CODE OF CONDUCT.
 SLAB BY OTHERS UNLESS OTHERWISE NOTED. FOR SURFACE MOUNT OPTIONS, THE CONCRETE REQUIREMENTS MAY BE UP TO 5 1/2" OF 3,500 PSI MINIMUM COMPRESSIVE STRENGTH. CONTACT KOMPAN FOR SPECIFIC PRODUCT REQUIREMENTS. ALL COMPOSITE STRUCTURES SHOWN REQUIRE A SITE GRADE OF 2% MAXIMUM, 1% OPTIMAL. SPECIFICATIONS FOR EACH KOMPAN STRUCTURE MAY BE FOUND AT KOMPAN.COM/KOMPANMASTER
 DIMENSIONS OF PLAY AREA, SIZE AND ORIENTATION, LOCATIONS OF ALL EXISTING UTILITIES, EQUIPMENT AND SITE FURNISHINGS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 PREPARED AND PRINTED IN USA BY KOMPAN © 2026 KOMPAN, INC. AUSTIN, TX. USA 800-426-9788

SALES REPRESENTATIVE Stacey Moseley			SHEET
REVIEW BY DESIGN	DRAWN BY JadAnd	DATE 260224	K1.0-2
REV. NO.	REV. BY	REV. DATE	
-	-	-	REVISION NOTES
			-

LAYOUT IS IN ACCORDANCE WITH ASTM F1487



REP SERVICES, INC.

Experts at Play & Outdoor Spaces

Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade
Phone: 407.831.9658 Fax: 866.232.8532 E-mail: sales@repervices.com

E-mail POs and contracts to:

contracts@repervices.com

Please mail checks to:

Rep Services, Inc.
165 W. Jessup Ave.
Longwood, FL 32750-4146

Proposed To: Vesta Property Services, Inc 160 Riverglade Run Saint Johns, FL 32259	Ship To: TBD at a later date	Bill To: Rivers Edge Community Development District 475 W Town Pl Ste 114 St Augustine, FL 32092-3649
Attn: Kevin McKendree	Attn:	Attn: Kevin McKendree

Project No: 22563	Project Name: Rivertown Playground	Project Contact: Kevin McKendree
Proposal No: 22563.02	Proposal Name: Rivertown Play Option 2	Project Location: Footbridge Rd St Augustine, FL 32259 Project County: St. Johns
Proposal Date: 4/16/2026	Proposal Expires: 5/15/2026	
For Questions Contact: Wendy Bowerman ☎ 407-853-3557 ✉ wendy@repervices.com		
Consultant: Kim McPhee ☎ 407-853-3574 ✉ kim@repervices.com		Opt/Rev: B/0 4/17/26 - WB

Vendor: Landscape Structures	Proj Drawings: 22563-3-1 2026.1	611068
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Class	Part No	Qty	Description	Unit Price	Net Price	Ext Price
5-12						
Custom	CP016776A-001	1 EA	Dtr Sp Tree Tops W/steel Post DB Only	57,820.00	57,820.00	57,820.00
Signs	IP182503C-001	1 EA	Welcome Sign (Isi Provided) - Ages 5-12 Years Direct Bury	0.00	0.00	0.00
Swings	IP174018A-001	2 EA	Belt Seat - Proguard Chains For 8' Beam Height	175.00	175.00	350.00
	IP177332A-001	1 EA	Single Post Swing Frame - 8' Beam Height Only DB Only	1,710.00	1,710.00	1,710.00
Product Subtotal:						\$59,880.00
Signed & Sealed Engineering:						\$2,200.00
Freight: Prepaid Ship Method: Best Way FOB: Destination Weight: 5,374 lbs Freight Charge						\$8,640.00
Landscape Structures Total:						\$70,720.00

Vendor: Engineered Wood Fiber supplied by Rep Services	Proj Drawings: 22563-3-1 2026.1	611072
---	--	--------

Class	Part No	Qty	Description	Unit Price	Net Price	Ext Price
Surfacing	EWf-ST. JOHNS COUNTY	131 CY	131 CY Engineered Wood Fiber 12" thick	64.00	64.00	8,384.00
Freight: Prepaid Ship Method: Best Way FOB: Destination Freight Charge						Included
Engineered Wood Fiber supplied by Rep Services Total:						\$8,384.00

Installation By RSI Installer: The scope includes the following, as required:	611073
--	--------

Item	Qty	Description
PERMIT FILING	1 EA	Charge for document preparation for building permit.
PERMIT FEE	1 EA	Permit Fees charged by Building Department for the building permit and by the Clerk of Circuit Court for the Notice of Commencement.
INS-LSI	1 LT	Equipment Installation - Landscape Structures LSI Tree Tops & 2 swings
INS-CON FT	12 EA	Install concrete footings for Tree Tops
OTHER	1 EA	Concrete Pump rental and minimum concrete load fee
TRASH REMOVAL	1 LT	Trash removal from jobsite
OTHER	1 EA	Pull back of EWF from play area to install equipment, then re-install.
RSI Installer Total:		\$64,605.41

General Terms of Sale and Proposal Summary

100% of product prior to fabrication.

Product:	\$70,464.00
Installation:	\$64,605.41
Freight:	\$8,640.00
Proposal Total:	\$143,709.41

Notes

Basis of Proposal:

Our offer is based upon RSI design 22563-1-1 2026.1.pdf

For the installation of play equipment in existing play area and restoration of the Engineered Wood Fiber surfacing.

If a performance and payment bond is required, add 3% to the proposal total.
If a owner controlled insurance program (OCIP) is required, add 2% to the proposal total.

Also, please be aware that we generate separate invoices for product at the time of delivery, then we invoice for installation upon completion. This is the customary approach in construction and eliminates sales tax on installation services. If your project should include products from multiple manufacturers, be advised that the products will be invoiced separately.

Estimated project completion schedule

(This schedule starts when all needed information to direct engineering has been gathered.)

4 Weeks: Engineering
6 Weeks: Permitting/Submittal Approval
8 Weeks Longest manufacturing lead time. (Typical for scheduling.)
1 Week Shipping
3 Weeks Installation
24 Weeks TOTAL

General notes:

It is Rep Services' understanding that a Geotech report has not been performed. Rep Services, Inc. assumes that the soil bearing capacity is 2,000 psf. Owner, General contractor and/or site contractor to verify soil conditions meet or exceed design assumptions prior to installation of foundations.

Owner to provide all survey information. Signed and sealed survey may be required for permitting. Exact permitting requirements required for authority having jurisdiction will be confirmed after a purchase order is issued and during engineering services. Rep Services, Inc. will request AutoCAD drawings of survey file from owner's survey company.

Structural calculations not provided as part of basic services and typically not required for playground permitting. If calculations are required, a change order for additional will be required.

All rezoning and variance applications are excluded as part of our base scope of work. If rezoning or a variance is required for the project, a change order for additional services will be required.

Once contractor (RSI) has received a Notice to Proceed and the agreed-upon schedule is changed, storage and remobilization fees may be assessed.

If the project is cancelled prior to completion, the project will be billed per the percent of completion. Rep Services, Inc. will provide the percent of completion.

Note that RSI is committed to do all it can to meet the needs of your project.

Landscape Structures:

Color selection to be made at time of color submittal approval

The Owner/Operator shall install protective surfacing in accordance with specifications F1292 and F1951, as applicable (ref. ASTM F3101-15 10.2). Protective surfacing material must have a critical height value to meet the maximum fall height for the equipment and be accessible (ref. ASTM F3101).

Engineered Wood Fiber:

- Rough Grade: To be established by others
- Product: Made from 100% wood fibers cut to one-to-two-inch lengths.
 - *** IPEMA CERTIFIED ASTM F1292-13 Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment and ASTM F2075-10a Standard Specification for Engineered Wood Fiber for Use as a Playground Safety Surface Under and Around Playground Equipment.
 - *** This is a natural product. Particle size, texture and color may vary from a tan to a dark brown due to the natural conditions of the environment.
 - This proposal is for Engineered Wood Fiber playground surfacing delivered to the site
- Installation: Owner or Owner's contractor is responsible for:
 - Drainage is extremely important to the long-term performance of your playground surfacing. A minimum of a 12" depth of surfacing material must be always maintained.
 - NOTE: Installation scopes do not include fall height testing.

Freight prices are subject to an energy/fuel surcharge if implemented between the time of quote and placement of order.

Installation:

Unless otherwise noted, the following items are to be *PROVIDED BY CUSTOMER* prior to installation:

- Signed & sealed site plan or survey
- Access for machines and labor crew to equipment installation location
- Staging area
- Geotechnical Report
- Tree survey and barriers
- Private underground utilities located and marked

Our scope does not include:

- Performance and Payment Bond
- Davis Bacon Wage Rates
- Certified Payroll Rates
- Enrollment of Owner Controlled Insurance Plan
- Sod & Landscape Restoration
- Dumpster at the site for trash and waste material

- Soils testing
- Site security
- Water
- Dewatering and drainage considerations
- Concrete testing

Installation Charges on this proposal are based on NO UNFORESEEN conditions in the area, above or below the surface. If unforeseen conditions arise, the installation charges will change to reflect additional costs associated with dealing with those circumstances. Examples of this include but are not limited to: site not ready upon installer's arrival, underground utilities, or difficulties with footers due to coral rock or ground water in the holes.

Time Limitations Holding Prices Firm:

Orders are shipped within our manufacturer's standard lead times. Requests for delayed shipping may result in additional costs due to increases in freight, material costs or other factors. To secure the prices on this proposal, the offer must be accepted prior to the expiration date noted.

If, during the performance of this contract, the price of a product increases 3% or more as documented by factory quotes, invoices or receipts to contractor (Rep Services, Inc.) from the date of the contract signing the price of shall be equitably adjusted by an amount reasonably necessary to cover such price increases. Where the delivery of a product is delayed, through no fault of contractor (RSI) as a result of the shortage or unavailability of a product, contractor (RSI) shall not be liable for any additional costs or damages associated with such delay(s).

The undersigned warrants that he/she is an authorized representative of the company noted and has the requisite authority to bind said company and/or principal. If any particular billing is not paid when due, all outstanding balances, regardless of prior terms, will become immediately due and owing upon demand. Interest on past due amounts will be assessed at 1½ % per month or the maximum interest rate permitted by applicable law, whichever is less. Should it become necessary for either party to this contract to institute legal action for enforcement of any provisions of this contract, the prevailing party shall be entitled to reimbursement for all court costs and reasonable attorney's fees incident to such legal action. The parties hereto agree that proper venue for any legal action in any way related to this contract shall be in Seminole County, FL.

Accepted By:

Rivers Edge Community Development
District

Company Name

Authorized By

Printed Name

Date

As Its: _____ (Title)



LS landscape
structures

Rivertown

22563-3-1 2026.1 • 4.9.2026

 REP SERVICES, INC.
Experts at Play & Outdoor Spaces
185 W. Jessup Avenue, Longwood, FL 32750

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 **landscape structures**

Rivertown

22563-3-1 2026.1 • 4.9.2026

 **REP SERVICES, INC.**
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landscape
structures

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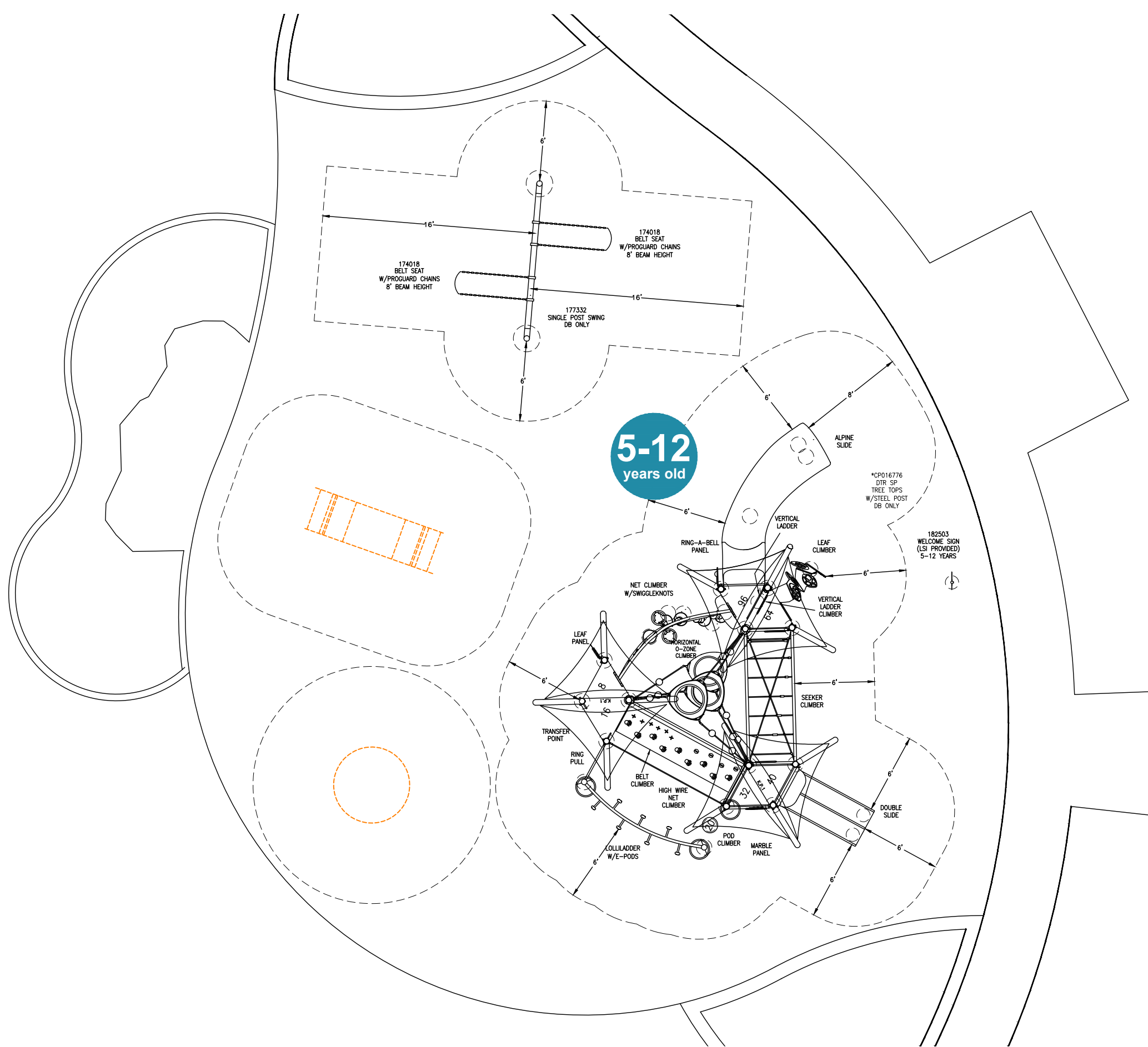
DRAWN BY: KCM		<h1>PG-1</h1>		
PLAY EQUIPMENT PLAN				
TOTAL AREA: 3420 SF				
FALL HEIGHT: 8'				
BORDER: EXISTING				
USER CAPACITY: 45				
SURFACING: EXISTING EWF				
SUBGRADE ELEV.:				
ADA SCHEDULE	2-5	TOTAL PLAY ACTIVITIES 2-5:		
		TOTAL PLAY ACTIVITIES 5-12: 17		
	FBC 240.2.1.2	ACCESSIBLE ELEVATED ACTIVITIES	ACCESSIBLE GROUND-LEVEL ACTIVITIES	ACCESSIBLE GROUND-LEVEL PLAY TYPES
	REQ	N/A	N/A	N/A
PROV	N/A	N/A	N/A	
5-12	REQ	5	3	5
PROV	5	7	5	

WELCOME SIGN
TO BE LOCATED IN CONSULTATION WITH OWNER

⚠ WARNING
INSTALLATION OVER A HARD SURFACE SUCH AS CONCRETE, ASPHALT, OR PACKED EARTH MAY RESULT IN SERIOUS INJURY OR DEATH FROM FALLS.

⚠ WARNING
SURFACING AND PLAYSURFACES MAY BECOME **HOT** AND CAUSE BURNS. CHECK FOR HOT SURFACES PRIOR TO PLAYING ON THE PLAYGROUND.

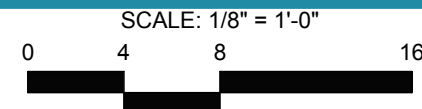
- GENERAL NOTES:**
- EQUIPMENT LOCATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION
 - ACCESSIBLE ROUTE OF TRAVEL TO THE PLAYGROUND TO BE PROVIDED BY OTHERS, UNLESS OTHERWISE NOTED
 - BASE MUST EXHIBIT POSITIVE DRAINAGE IN ALL AREAS



Rivertown

St Johns, FL
PROJECT: 22563-3-1 2026.1
NOT FOR CONSTRUCTION

This design DOES NOT include scope of work in detailing drainage/stormwater/sewer/or related infrastructure. All drainage and site utility designs shall be provided by others. Rep Services Inc. responsibility is limited to this drawing and detail, as pertinent to all work listed on Proposal documentation.



REP SERVICES, INC.
Experts at Play & Outdoor Spaces



F.

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: Fencing of Basketball Court @ Riverhouse

1. Is the cost for this work intended to be shared?

Yes (Please proceed to question 2)

No, the entire cost will be paid by:

(Please leave remainder of form blank)

2. If yes, please check one of the following:

This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are “Shared Costs”, as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

[End of Cover Sheet]

COST SHARE REQUEST

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Party: Rivers Edge CDD

- Request:
- Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)
 - Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:

Install Fencing around the basketball court parameter

Total Proposed
Compensation: \$ 16,680.00

Cost Share		
Calculation:	<u>\$5,921.40</u>	Rivers Edge
	<u>\$4,917.26</u>	Rivers Edge II
	<u>\$5,841.34</u>	Rivers Edge III

Methodology
Consultant Approval: _____

(Signature)

(Date)

If requesting addition of new improvements:

Engineer
Approval: _____

(Signature)

(Date)

[Please attach this page for supplemental maintenance services for existing Improvements]

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

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

RIVERTOWN

Request for Funds

Date of request: **04/15/2026**

Submitted by: **Richard Losco**

RiverHouse Basketball Fencing:

Consideration of immediate fencing around the RiverHouse Basketball Court parameter due to repeated vandalism and e-bike issues that have plagued the RiverTown Community. Resurfacing the basketball court and replacement of equipment would not be feasible as it relates to the continued vandalism issues. These items have been approved in the 2026 Adopted Budget.

Commercial grade black vinyl coated chain link fence to include two, 4' wide walk gates and matches the tennis court fencing for aesthetics of facility. Access Control System would not be recommended due to the environment in which it would be installed.

Vendor	Warranty	Job Scope	Cost
Fencescape Co.	One year labor warranty included.	-Install 410' of 6' tall 8-gauge commercial grade black vinyl coated chain link fence to include two, 4' wide walk gates. -Basketball court chain link fence to include 3" termination, gate and corner posts, 2" line posts, 1-5/8" top rail and bottom tension wire. -All posts will be set in concrete mix.	\$16,680.00
Fenceline, LLC	One year labor warranty included.	-Install 410' of 6' tall 8-gauge commercial grade black vinyl coated chain link fence to include two, 4' wide walk gates. -Includes all necessary posts, top rail, tension wire, and fittings.	\$17,480.00
Clemons Fence	One year labor warranty included.	-Install: 410' of 6' tall black vinyl chain link fence and two 4' wide gates. -Posts will be set in concrete.	\$17,780.00



Should you have any comments or questions feel free to contact me directly.

Clemons Fence

PO Box 871

Starke, Florida 32091

Free Estimates

Licensed and Insured

Phone 352-235-1437

clemons99@windstream.net

Chad Clemons
Owner

Quote: Rivers Edge CDD

Attn: Kevin McKendree

phone: 607-1033

Email: kmckendree@vestapropoertyservices.com

Site: Basketball court

156 Lending St.

St. Johns, FL 32259

Date: 4/6/2026

Install: 410' of 6' tall black vinyl chain link fence and two 4' wide gates. Posts will be set in concrete. 1yr labor warranty.

Total: \$17,780

Payment to be made as follows: 50% deposit, balance in full upon completion.

We are not responsible for damage to any underground utilities. All fence lines to be cleared and staked by customer. Any changes, additions, or modifications to the above or unforeseen underground obstructions will be additional cost to the customer.

Authorized by: *Chad D. Clemons*

Date: _____

Accepted by: _____

Date: _____

Quotes may not be guaranteed after 30 days.

Make checks payable to:

Clemons Fence

Thank you for the opportunity to serve you.

Fenceline LLC

Eric Jarvis
386-972-3886
ericjarvis@fencelinellc.com

Date: April 7, 2026

Customer Information

Rivers Edge CDD
Attn: Kevin McKendree
607-1033
kmckendree@vestapropertyservices.com

Project Location

Basketball Court
156 Lending St.
St. Johns, FL 32259

Project Scope

- Install approximately 410 linear feet of 6' tall black commercial-grade chain link fence
- Includes all necessary posts, top rail, tension wire, and fittings
- Install (2) 4' wide chain link gates

Total	\$17,480.00
--------------	--------------------

Pricing is per linear foot. Final total will be based on measured footage. Quote valid for 30 days.



www.fencescapecompany.com

450-106 SR 13 North #402

St. Johns, FL 32259

904-465-0423

Fencer74@yahoo.com

4/6/2026

Fence/Gate Proposal for:

Rivers Edge CDD

Attn: Kevin McKendree

607-1033

kmckendree@vestapropertyservices.com

Project Address:

Basketball Court

156 Lending St.

St. Johns, FL 32259

Scope of work as follows:

- Install 410' of 6' tall 8-gauge commercial grade black vinyl coated chain link fence to include two, 4' wide walk gates.
- Basketball court chain link fence to include 3" termination, gate and corner posts, 2" line posts, 1-5/8" top rail and bottom tension wire.
- All posts will be set in concrete mix.
- One year labor warranty included.
- Fencescape LLC is licensed and insured.
- This proposal is valid for 10 days.

Total Cost: 16,680.00

50% Deposit: \$8,340.00

Balance Due upon completion: \$8,340.00

Payment/scheduling Requirements: Cash, check, ACH bank transaction or credit/debit card. If you want to pay by credit/debit card, there is an additional 3% convenience fee per transaction. We require 50% down and a signed contract. Materials for your job will be ordered, and an official drawing of the project layout will be provided once payment and signed contract are received. We require balance upon job completion. Initial _____

Terms and Conditions

- A) Title; Authorized Party. Customer represents that they hold legal title to the subject real property or are authorized to act as agent for the true owner. Customer agrees to pay the balance of the purchase price immediately upon completion of the project in accordance to the terms of the Agreement and agrees that final payment will not be held for punch list items, change requests, inspections or warranty issues. A finance charge of 3% of the purchase price will be added every 30 days to any invoice over 15 days past due. In the event of returned checks due to insufficient funds, Customer agree's to pay all applicable late fee's and fee's incurred by Fencescape relating to it. Fencescape reserves the right to void all warranties with unpaid balances. In the event the final payment is not made as specified, Fencescape LLC reserves the right to exercise the provisions provided for under the Florida Lein Law, a notice to owner in the event of nonpayment. The Customer will be held liable for all expenses associated with collection, including but not limited to, attorney, court fees and association costs should legal action become necessary to enforce this Agreement.
- B) Deposit: Customer agrees to pay a 50% deposit of total cost of project with signed contract unless otherwise agreed upon. Balance of project will be due upon completion.
- C) Change Orders: If Customer requests Fencescape to complete additional work to what was described in the original Agreement, Fencescape will require Customer to sign a written change order. This change order will include the additional scope of work and cost. Any alteration or deviation at the request of the customer to the subcontractors working on site without a written change order from the original Agreement once project commences involving extra costs will be an extra charge over and above the agreed upon price, including a reasonable charge for additional profit and overhead. Such changes will then become part of the Agreement. Customer agrees that it will be responsible to pay for any work performed by Fencescape that was outside the original Agreement regardless if Customer signed a change order or not. If Customer changes layout resulting in reduced footage and additional materials are no longer needed, Customer agrees that these materials are non-returnable and will pay for as agreed.
- D) Unforeseen Issues and obstacles: Any alteration or deviation from the above specifications involving extra costs will be an extra charge over and above the agreed upon price, including a reasonable charge for additional profit and overhead. Examples include but not limited to difficult digging and underground obstacles. Fencescape reserves the right to deviate or altercate from the original Agreement if necessary in order to complete the project and Customer agree's to pay the extra costs involved.
- E) Cancellation: Customer has the right to cancel this Agreement without penalty or obligation by delivering written notice to Fencescape by Midnight on the third business day after signing the Agreement. In the event of cancellation, Customer's deposit will be returned within 10 business days after receipt of notice.
- F) Termination: If Customer terminates this Agreement after the Cancellation period, Customer agrees to pay Fencescape the greater of 1) 25% of the total sale or 2) the

total cost of materials, labor and services provided by Fencescape through the time of termination plus any additional amounts allowed under applicable law.

- G) Start of Installation: Customer agrees that once work has commenced, Fencescape will have the ability to perform the work without interruption. Customer assumes full responsibility to have fence lines staked, property lines located, and fence line/work area cleared of all debris, as well as, deed, subdivision restrictions, HOA applications and approvals, permitting and certificate of appropriateness as required by city ordinance. Customer is responsible for notifying neighbors at adjoining properties to clear and remove personal belongings from fenceline. Customer agrees Fencescape will not be liable for damages of any items not removed from fenceline.
- H) Clearing of Fenceline: If clearing of fenceline is to be completed by others, Fencescape requires the following to commence installation: to provide adequate room for installation, all vegetation must be cleared to a distance of 2' on either side of the fenceline and a height of 8'. If it is found that the Customer has not made the necessary preparations including locating, staking, and fully clearing fencelines the day of installation and Fencescape cannot proceed with installation that day, Customer agrees to pay Fencescape an additional \$500 trip charge.
- I) Property Lines: Customer will be solely responsible for locating property lines. Fencescape will assist Customer if needed to determine where fence should be located if survey is provided and property pins are staked but is under no circumstances responsible for locating property lines or guarantee their accuracy. It is recommended the Customer contact a survey company to identify property lines prior to installation date if unsure. Fencescape is not liable for property lines, easements, or covenants.
- J) Underground Utilities: Fencescape will call in major utility locates, 811, which is a service that locates public utility's that may be on your property prior to digging and installing your fence including electrical, water, and cable lines. Customer agrees to provide access to the locating services in order to stake or mark property of these utilities, and will not remove until after project completion.
- K) Private Utilities: Private utilities are Customer's responsibility to identify since the major utility companies do not mark these. Customer will be responsible for contacting individual private utility companies for locating and marking. The following are examples but not limited to:
 - 1. Sprinkler heads and underground irrigation lines
 - 2. Swimming pool lines
 - 3. Power lines not installed by major utilities companies such as wiring for pools, Jacuzzi's, lighting, landscape lighting, wells, etc.
 - 4. Private natural gas or propane lines that fuel private amenities.
 - 5. Septic lines and drains/fields
 - 6. Any other non-public utility.
 - 7. Any non-public utility lines from the neighbor's property encroaching on the Customer's property will be Customer's responsibility.

Customer agrees to be solely responsible for any damages to underground utilities or obstructions that are not clearly marked/staked by customer. Customer assumes full responsibility for cost associated and repairs of damaged underground obstructions.

- L) Damages: Fencescape is not responsible for any damage to driveways, walkways, sod, gardens, patios, screens, water spickets, pavers, shrubbery, potted plants, outdoor décor or any other outdoor structures relating to the installation of the project. Fencescape is not responsible for cracking, splitting, and breakage due to drilling, cutting, coring and anchoring into concrete, asphalt, brick, or wood/manufactured siding as a result of installation of the project.
 - M) Warranty: Fencescape provides a 1-year workmanship labor warranty from completion date. This does not include product defects. Aluminum and Vinyl products come with a limited lifetime manufacturer's warranty. There is no warranty on wood or chain link material. Wood is a natural product and is guaranteed to crack, split, warp, shrink, mildew, twist and/or discolor. All workmanship warranties will be void in the event of significant wind events including but not limited to hurricanes, tropical storms, tornadoes, or any other acts of God.
 - N) Grade: Fencescape will not perform any dirt work to fill in gaps due to differences in grade of property under the fence.
 - O) Access to Power, Water and Property: Customer agrees to provide access to an electrical outlet and a water source during the installation of the project. Customer agrees to always provide reasonable access to the installers for the project site during the construction.
 - P) Storage of Material: Fencescape will hold materials in the event the Customer is not prepared for installation for a maximum of 30 business days. Customer agrees that after the 30 day period, Fencescape reserves the right to charge a storage fee of 3% total cost that will be added every 7 days until the Customer is ready for installation. Customer agrees that Fencescape is not liable for any theft or damage to stored materials whether by acts of God or manipulation.
 - Q) Photos: Customer agrees to allow Fencescape to feature pictures of their project on social media which may include Facebook, google business and/or Instagram that may include their property and home. Fencescape will not share any identifying information such as street address or contact information. Customer agrees all images taken by Fencescape will become the property of Fencescape and Customer has no claim to them.
 - R) Signs: Customer agrees to allow Fencescape to include a sign on customer's fence.
 - S) Harrassment: Fencescape will complete all work in a workman like manner in accordance with industry standards. Fencescape will not tolerate harassing, physically assaulting, or threatening behaviors or comments to anyone employed by or subcontracted by Fencescape. Customer agrees to maintain a reasonable working relationship and will refrain from said behaviors. Otherwise Fencescape maintains right to terminate this Agreement and customer agrees to pay the total cost of materials, labor and services provided by Fencescape through the time of termination plus any additional amounts allowed under applicable law.
- I, the Customer, hereby contract with Fencescape LLC and authorize Fencescape LLC, as the contractor, to furnish all necessary labor and materials to construct the improvements described herein. I accept the specifications and terms of this agreement.

X _____ Date _____
Customer's signature

X _____ Date _____
Fencescape LLC Representative

G.

SIXTH ORDER OF BUSINESS

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
Resident Programs – Application

Resident Programs 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. Programs 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 Programs are required to complete the following form in order to receive the benefits offered. Any programs or classes conducted within the community that charge participant fees are required to enter into a License Agreement with the district.

Per the terms of this agreement, **10% of all program revenue must be returned to the district**. This requirement applies to all instructors, vendors, or organizations hosting fee-based programs within the community facilities.

Starting a Program 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 Program name (see rule #7): RT Athletics

2. Name of Program contact: Max Korpalski

3. Address of Program main contact: 60 Silkgrass Place, Saint Johns FL, 32259

Phone Number: (734)589-9964

Email Address: Maxkorpalski@yahoo.com

4. Please tell us about your program. For example, what kind of activities/functions does your program plan to host? (Please attach additional pages as necessary.)

Group training for Pickleball, Tennis and Volleyball for ages 5 and above. We would also like to offer a summer camp program in the future if there is a community desire for introduction to all these sports and basic to advanced programs.

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.

6. When, including how often, will your Program meet? (Date/Time/Frequency) M/W Tennis Courts 3:00pm-5:00pm. Tu/Th Beach volleyball court 3:00pm-5:00pm. W/F Pickleball courts 2:00pm-3:00pm/3:00pm-5:00pm.
7. Where do you anticipate your Program will want to meet? Rivertown's respective courts
8. The targeted audience for the Program is: 5-7 yo, 8-10 yo, 11-12 yo, 13-17 yo and 18+
9. Please mark which categories are applicable to the Program or Interest Group:
Arts & Crafts Community Culture Education
Social Recreation & Leisure Sports & Athletics Other
10. If a similar program already exists within the District, what distinguishes your program?
No similar programs are offered in the district.
11. How will you recruit members and encourage participation in Program activities? We have already been personally asked by many members of the community to offer clinics. We will advertise through social media, Rivertown distributed magazines, and Rivertown community News Letters.
12. Will you be collecting dues or managing any funds associated with Program activities?
Yes No
How much? \$25-\$35/ each
13. Who will be responsible for the management and protection of the Program's financial funds?
Max Korpalski and Amber Korpalski.
14. Is any person compensated, in any form, for their involvement or leadership of the Program? This includes programs for fitness-related or sports-related activities.
Yes No
15. How will the Program and its activities be promoted? (Please list): Social media, community engagement, talking to community contacts, allowing free tryouts, word of mouth.
16. Do you currently have any proposed advertising and/or logo? (If yes, please attach sample.)
Yes No

17. All programs MUST provide their certificate of insurance prior to start of any program. Insurance must hold a minimum of \$1,000,000 policy. Do you currently have or are you willing to obtain this insurance?

Yes No

18. All programs are subject to a 10% revenue share with the Rivers Edge Community Development District. Are you willing to submit the 10% revenue share along with a list of attendees?

Yes No

19. Please list the contact information of at least one other District resident who may be an alternate leader in your absence or departure.

Name: Amber Korpalski

Address: 60 Silkgrass Place, Saint Johns FL, 32259

Phone Number: (734)589-3880

Email Address: Amber.korpalski@yahoo.com

20. Do you plan to serve or allow consumption of alcohol at Program meetings and/or events? Note that the Program leader 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 program 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 program, including the District's adopted Amenity Policies, and hereby certify on behalf of yourself and the members of the Program that the Program will follow and abide by such rules and Amenity Policies?

Yes No

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager. 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 Program. The Program Leader, as well as Program 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 Program at any time, for reasons including but not limited to: inactivity by the leader and/or lack of participation by members, Program Leader(s) lack of standing with the District, unreasonable actions of the program 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 Programs - 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 Programs and their respective members are solely responsible for the financial management of funds, maintenance, repair and safe operation of the Program, the members and the equipment provided or otherwise obtained by the Program, as well as for the safety of members and others participating in Program activities or using the facilities. The District reserves the right, without further approval or compensation, to include Program activities, photographs of activities and members, etc., for marketing, promotional and educational purposes. The Program, 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 program, for any claims, injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the Program’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 Program, 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 Max Korpalski Print Name: Max Korpalski

Address: 60 Silkgrass Place, Saint Johns FL, 32259

Phone #: (734)589-9964

Please return application to:
RiverClub Amenity Center
c/o Kimberly Fatuch, Assistant General Manager
160 RiverGlade Run
St. Johns, FL 32259
Or by email to kfatuch@vestapropertyservices.com

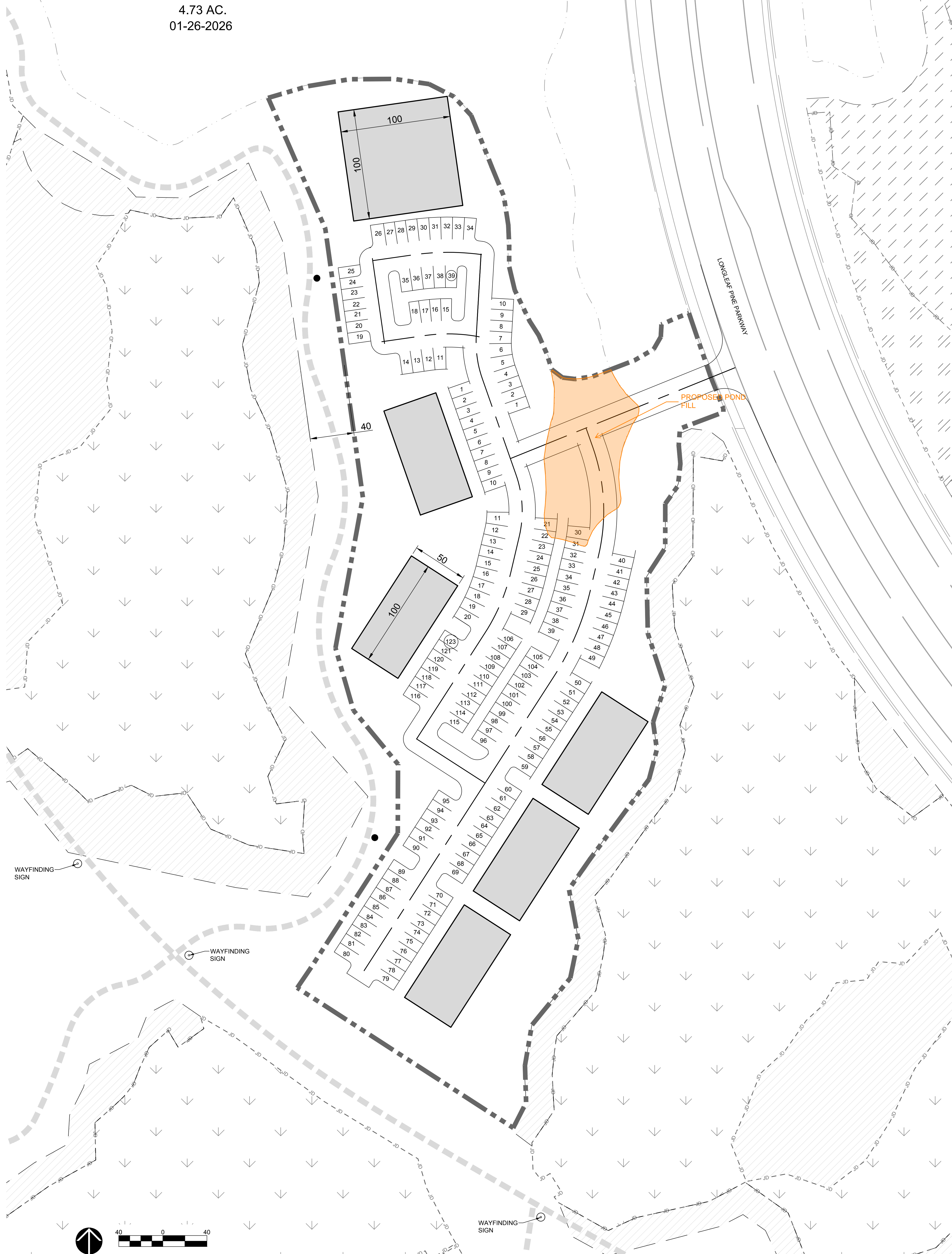
SEVENTH ORDER OF BUSINESS



RIVERTOWN


COMMERCIAL PARCEL 4

TOTAL SITE AREA
4.73 AC.
01-26-2026



BUILDING TYPE	SQ. FOOTAGE	REQUIRED PARKING	PROVIDED PARKING
(5) 100' x 50'	25,000	84	123
(1) 100' x 100'	10,000	34	39

EIGHTH ORDER OF BUSINESS

From: Courtney Hogge chogge@gmsnf.com 
Subject: Fwd: Rivers Edge- Proposed Boundary Amendment
Date: March 12, 2026 at 9:18 AM
To:



----- Forwarded message -----

From: Whelan, Lindsay C. <Lindsay.Whelan@kutakrock.com>
Date: Mon, Mar 2, 2026 at 9:31 AM
Subject: Rivers Edge- Proposed Boundary Amendment
To: Corbin deNagy <cdenagy@gmsnf.com>, Lauren Gentry <lauren@cddlattorneys.com>, Mary Grace Henley <marygrace@cddlattorneys.com>

All,

Per your request below are the parcel identification numbers for the contraction and expansion parcels:

- Contraction Parcel- Commercial Parcel 1
 - PIN 000700-0032
 - Note: owned by AEA RVTN LLC, but Mattamy Jacksonville LLC anticipates receiving the landowner's consent for the boundary amendment

- Contraction Parcel- Commercial Parcel 2 and 3
 - PIN 000703-0002

- Contraction Parcel- Commercial Parcel 7; Contraction Parcel 1 and 2
 - PIN 000700-0000

- Expansion Parcel
 - PIN 000703-0006

I've also attached some maps to show better the location of the "commercial" contraction and expansion properties. The Contraction Parcel 1 and 2 are also as shown in the below map.





Let me know if there is this is sufficient for your purposes or if there is anything more than I can provide, or the District Engineer can surely aggregate into one map if desired?

Best,

Lindsay C. Whelan

Partner

Kutak Rock LLP

107 West College Avenue

Tallahassee, Florida 32301

lindsay.whelan@kutakrock.com

p: 850-692-7300

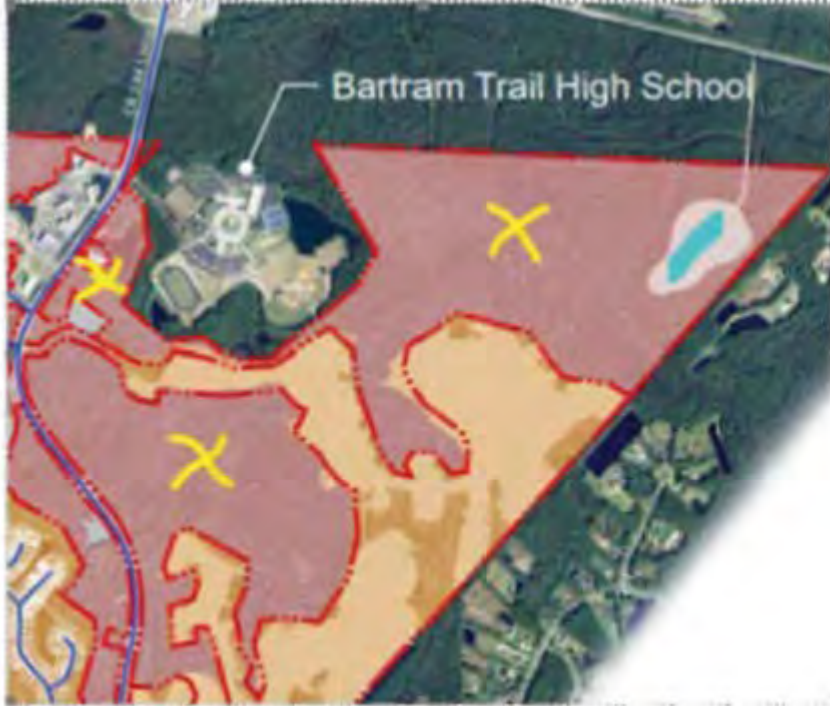
Support provided by

Rebecca Enfinger | Legal Assistant | p: 850-692-7344 | rebecca.enfinger@kutakrock.com

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Thank you.



Bartram Trail High School





Current CDD I Boundary Line

Parcel 7
Mattamy Owned - Remove
from CDD I Boundary

P:\Projects\Prosser\118\118094.25 RT Engineering Consulting\Production\Drawings\Exhibits\2025-10-01_RT4&7_exh\2025-12-17_RT4&7_CDD_exhibit.dwg, 12/17/2025 12:15:42 PM, DWG



February 3, 2026

Rivers Edge Community Development District
c/o Governmental Management Services, LLC
Attn: Corbin deNagy
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Re: Request to Amend the Boundaries of the Rivers Edge Community Development District

Dear Board of Supervisors:

My firm represents Mattamy Jacksonville LLC (the “**Landowner**”), which is a landowner within and the developer of the lands within the Rivers Edge Community Development District (the “**District**”). The Landowner desires to pursue the removal of approximately 466.67 acres from and the addition of 0.41 acres to the District boundary (the “**Boundary Amendment**”). The Boundary Amendment is necessary to provide the Landowner with greater flexibility and efficiency for its future administration and planning of the lands proposed to be contracted and expanded.

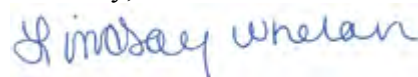
The Landowner desires to seek the boundary amendment on its own behalf, and at its own cost and expense. The Landowner would like to make the Board aware of the Landowner’s planned Boundary Amendment, and respectfully requests that the Board consent to the Landowner’s pursuance of same.

Accordingly, please see the enclosed documents for the Board’s review relative to this request:

1. Legal description of the proposed contraction parcels and expansion parcels; and
2. Boundary amendment funding agreement; and
3. Resolution consenting to boundary amendment.

The Landowner respectfully requests that this letter and accompanying documents be placed on the District’s next Board meeting agenda for consideration. Should you have any questions, please feel free to contact me at 850-692-7308 or Lindsay.Whelan@kutakrock.com.

Sincerely,



Lindsay Whelan

Enclosures



Corbin deNagy <cdenagy@gmsnf.com>

RE: Rivers Edge CDD

1 message

Whelan, Lindsay C. <Lindsay.Whelan@kutakrock.com>

Tue, Feb 3, 2026 at 10:22 AM

To: Corbin deNagy <cdenagy@gmsnf.com>

Cc: "Gillis, Jennifer L." <Jennifer.Gillis@kutakrock.com>

Corbin, let me know if you have a desire to discuss. The two large tracts of land are wetlands/undevelopable land and the commercial tracts are minor boundary adjustments to reflect actual development of the property. There will be no loss of development units and no impact on O&M or the cost-share arrangement.

We'd respectfully request that this item be placed on the February agenda for consideration. As with the Rivers Edge II CDD boundary amendment, Mattamy Jacksonville will fully fund and coordinate the petition process, at no cost or time expense to the district or its staff.

Best,

Lindsay C. Whelan

Partner

Kutak Rock LLP

107 West College Avenue

Tallahassee, Florida 32301

lindsay.whelan@kutakrock.com

p: 850-692-7300

From: Gillis, Jennifer L. <Jennifer.Gillis@KutakRock.com>

Sent: Tuesday, February 3, 2026 10:15 AM

To: Corbin deNagy <cdenagy@gmsnf.com>

Cc: Whelan, Lindsay C. <Lindsay.Whelan@KutakRock.com>

Subject: Rivers Edge CDD

Good morning,

Please find attached correspondence from Lindsay Whelan for your review.

Thank you,

Jennifer Gillis

Paralegal

Kutak Rock LLP

107 West College Avenue, Tallahassee, Florida 32301

Jennifer.Gillis@KutakRock.com

Phone: 850.692.7300

Direct: 850.692.7311

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Thank you.

Enclosure 1

Legal description of the proposed contraction parcels and expansion parcels

Contraction Parcels

MAP SHOWING SKETCH OF

RIVERTOWN
RIVERS EDGE CDD
(PARCEL 1)
LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID FRANCIS P. FATIO GRANT, SECTION 39, WITH THE EASTERLY RIGHT OF WAY LINE OF LONGLEAF PARKWAY, AS DEDICATED TO ST. JOHNS COUNTY, BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3271, PAGE 1329 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF LONGLEAF PARKWAY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, NORTH 23°35'20" WEST, A DISTANCE OF 781.17 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY; COURSE NO. 2: RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 3,435.00 FEET, THROUGH A CENTRAL ANGLE OF 29°11'47" TO THE RIGHT, AN ARC DISTANCE OF 1,750.38 FEET, TO THE POINT OF BEGINNING, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°59'27" WEST, A DISTANCE OF 1,731.50 FEET.

FROM THE POINT OF BEGINNING THUS DESCRIBED, AND THENCE DEPARTING FROM THE RIGHT OF WAY LINE OF LONG LEAF PARKWAY, RUN THE FOLLOWING FIFTY-SEVEN (57) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, SOUTH 86°51'22" EAST, A DISTANCE OF 165.43 FEET, TO A POINT;
COURSE NO. 2: RUN THENCE, NORTH 87°27'25" EAST, A DISTANCE OF 197.94 FEET, TO A POINT;
COURSE NO. 3: RUN THENCE, NORTH 45°01'16" EAST, A DISTANCE OF 74.55 FEET, TO A POINT;
COURSE NO. 4: RUN THENCE, NORTH 59°03'17" EAST, A DISTANCE OF 128.09 FEET, TO A POINT;
COURSE NO. 5: RUN THENCE, SOUTH 68°51'10" EAST, A DISTANCE OF 146.06 FEET, TO A POINT;
COURSE NO. 6: RUN THENCE, SOUTH 25°57'32" EAST, A DISTANCE OF 180.71 FEET, TO A POINT;
COURSE NO. 7: RUN THENCE, SOUTH 15°57'23" WEST, A DISTANCE OF 191.82 FEET, TO A POINT;
COURSE NO. 8: RUN THENCE, NORTH 86°22'14" EAST, A DISTANCE OF 442.64 FEET, TO A POINT;
COURSE NO. 9: RUN THENCE, NORTH 13°49'49" WEST, A DISTANCE OF 781.90 FEET, TO A POINT;
COURSE NO. 10: RUN THENCE, NORTH 26°34'55" WEST, A DISTANCE OF 186.59 FEET, TO A POINT;
COURSE NO. 11: RUN THENCE, SOUTH 88°47'09" WEST, A DISTANCE OF 122.09 FEET, TO A POINT;
COURSE NO. 12: RUN THENCE, SOUTH 02°39'03" EAST, A DISTANCE OF 168.85 FEET, TO A POINT;
COURSE NO. 13: RUN THENCE, SOUTH 79°47'07" WEST, A DISTANCE OF 272.38 FEET, TO A POINT;
COURSE NO. 14: RUN THENCE, NORTH 03°20'11" WEST, A DISTANCE OF 453.06 FEET, TO A POINT;
COURSE NO. 15: RUN THENCE, NORTH 70°43'23" EAST, A DISTANCE OF 279.33 FEET, TO A POINT;
COURSE NO. 16: RUN THENCE, NORTH 16°19'31" EAST, A DISTANCE OF 187.60 FEET, TO A POINT;
COURSE NO. 17: RUN THENCE, NORTH 24°19'13" WEST, A DISTANCE OF 149.38 FEET, TO A POINT;
COURSE NO. 18: RUN THENCE, NORTH 68°51'10" WEST, A DISTANCE OF 292.13 FEET, TO A POINT;
COURSE NO. 19: RUN THENCE, NORTH 13°38'12" WEST, A DISTANCE OF 149.11 FEET, TO A POINT;
COURSE NO. 20: RUN THENCE, NORTH 18°53'56" EAST, A DISTANCE OF 352.75 FEET, TO A POINT;
COURSE NO. 21: RUN THENCE, NORTH 53°24'47" EAST, A DISTANCE OF 191.55 FEET, TO A POINT;
COURSE NO. 22: RUN THENCE, SOUTH 60°33'16" EAST, A DISTANCE OF 777.13 FEET, TO A POINT;
COURSE NO. 23: RUN THENCE, SOUTH 07°26'12" WEST, A DISTANCE OF 305.56 FEET, TO A POINT;
COURSE NO. 24: RUN THENCE, SOUTH 23°59'41" WEST, A DISTANCE OF 302.77 FEET, TO A POINT;
COURSE NO. 25: RUN THENCE, NORTH 12°32'16" EAST, A DISTANCE OF 202.43 FEET, TO A POINT;
COURSE NO. 26: RUN THENCE, SOUTH 05°17'38" EAST, A DISTANCE OF 238.14 FEET, TO A POINT;
COURSE NO. 27: RUN THENCE, SOUTH 34°38'38" EAST, A DISTANCE OF 224.18 FEET, TO A POINT;
COURSE NO. 28: RUN THENCE, SOUTH 19°14'38" WEST, A DISTANCE OF 200.00 FEET, TO A POINT;
COURSE NO. 29: RUN THENCE, SOUTH 40°23'02" EAST, A DISTANCE OF 230.60 FEET, TO A POINT;
COURSE NO. 30: RUN THENCE, NORTH 21°48'57" EAST, A DISTANCE OF 189.20 FEET, TO A POINT;
COURSE NO. 31: RUN THENCE, NORTH 16°20'18" WEST, A DISTANCE OF 453.02 FEET, TO A POINT;
COURSE NO. 32: RUN THENCE, NORTH 13°50'18" EAST, A DISTANCE OF 293.96 FEET, TO A POINT;
COURSE NO. 33: RUN THENCE, NORTH 86°03'49" EAST, A DISTANCE OF 302.70 FEET, TO A POINT;
COURSE NO. 34: RUN THENCE, SOUTH 84°52'58" EAST, A DISTANCE OF 380.67 FEET, TO A POINT;
COURSE NO. 35: RUN THENCE, NORTH 32°43'06" EAST, A DISTANCE OF 602.21 FEET, TO A POINT;
COURSE NO. 36: RUN THENCE, NORTH 11°37'37" EAST, A DISTANCE OF 479.70 FEET, TO A POINT;
COURSE NO. 37: RUN THENCE, NORTH 02°28'12" WEST, A DISTANCE OF 509.85 FEET, TO A POINT;
COURSE NO. 38: RUN THENCE, NORTH 57°27'54" WEST, A DISTANCE OF 225.81 FEET, TO A POINT;
COURSE NO. 39: RUN THENCE, NORTH 41°14'43" WEST, A DISTANCE OF 198.93 FEET, TO A POINT;
COURSE NO. 40: RUN THENCE, NORTH 29°31'46" WEST, A DISTANCE OF 167.20 FEET, TO A POINT;
COURSE NO. 41: RUN THENCE, NORTH 47°51'57" WEST, A DISTANCE OF 426.59 FEET, TO A POINT;
COURSE NO. 42: RUN THENCE, NORTH 37°53'43" EAST, A DISTANCE OF 187.83 FEET, TO A POINT;
COURSE NO. 43: RUN THENCE, NORTH 24°23'32" EAST, A DISTANCE OF 192.89 FEET, TO A POINT;
COURSE NO. 44: RUN THENCE, NORTH 66°49'00" WEST, A DISTANCE OF 104.59 FEET, TO A POINT;
COURSE NO. 45: RUN THENCE, NORTH 42°22'42" WEST, A DISTANCE OF 252.67 FEET, TO A POINT;
COURSE NO. 46: RUN THENCE, SOUTH 83°55'19" EAST, A DISTANCE OF 634.42 FEET, TO A POINT;
COURSE NO. 47: RUN THENCE, NORTH 86°16'49" WEST, A DISTANCE OF 772.74 FEET, TO A POINT;
COURSE NO. 48: RUN THENCE, SOUTH 05°28'53" WEST, A DISTANCE OF 140.09 FEET, TO A POINT;
COURSE NO. 49: RUN THENCE, NORTH 81°41'28" WEST, A DISTANCE OF 199.18 FEET, TO A POINT;
COURSE NO. 50: RUN THENCE, NORTH 56°24'07" WEST, A DISTANCE OF 208.85 FEET, TO A POINT;
COURSE NO. 51: RUN THENCE, NORTH 12°57'19" WEST, A DISTANCE OF 269.86 FEET, TO A POINT;
COURSE NO. 52: RUN THENCE, NORTH 54°27'25" WEST, A DISTANCE OF 251.38 FEET, TO A POINT;
COURSE NO. 53: RUN THENCE, NORTH 69°27'53" WEST, A DISTANCE OF 427.89 FEET, TO A POINT;
COURSE NO. 54: RUN THENCE, SOUTH 57°34'36" WEST, A DISTANCE OF 146.07 FEET, TO A POINT;
COURSE NO. 55: RUN THENCE, NORTH 48°11'24" WEST, A DISTANCE OF 132.45 FEET, TO A POINT;
COURSE NO. 56: RUN THENCE, SOUTH 73°06'24" WEST, A DISTANCE OF 101.89 FEET, TO A POINT;
COURSE NO. 57: RUN THENCE, NORTH 81°15'37" WEST, A DISTANCE OF 178.41 FEET, TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF LONGLEAF PARKWAY, AS DEDICATED TO ST. JOHNS COUNTY, BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3271, PAGE 1329 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE ARC OF A CURVE LEADING SOUTHEASTERLY, RUN THENCE, ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF LONGLEAF PARKWAY, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, HAVING A RADIUS OF 1,135.00 FEET, THROUGH A CENTRAL ANGLE OF 45°49'15" TO THE LEFT, AN ARC DISTANCE OF 907.69 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°08'32" EAST, 883.69 FEET;

COURSE NO. 2: RUN THENCE, SOUTH 39°03'09" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,068.36 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHERLY;

COURSE NO. 3: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 1,865.00 FEET, THROUGH A CENTRAL ANGLE OF 51°25'48" TO THE RIGHT, AN ARC DISTANCE OF 1,674.07 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°20'15" EAST, 1,618.43 FEET;

COURSE NO. 4: RUN THENCE, SOUTH 12°22'59" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 204.31 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHERLY;

COURSE NO. 5: RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 3,435.00 FEET, THROUGH A CENTRAL ANGLE OF 06°46'13" TO THE LEFT, AN ARC DISTANCE OF 405.90 FEET, TO THE POINT OF BEGINNING, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°59'33" WEST, 405.66 FEET.

THE LANDS THUS DESCRIBED CONTAINS 7,702,666 SQUARE FEET, OR 176.83 ACRES, MORE OR LESS, IN AREA.

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AS S 41°27'16" W, AS MONUMENTED AND ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 90E (FL EAST), AND THE PREVIOUS BOUNDARY SURVEY PREPARED BY THIS FIRM OF THE RIVERTOWN PLD.

2) THIS MAP/SKETCH/SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS MAP/SKETCH/SURVEY AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS MAP/SKETCH/SURVEY WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS MAP/SKETCH/SURVEY IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS MAP/SKETCH/SURVEY FOR ANY PURPOSE.

3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTIONS/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA, STANDARD OF PRACTICE SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 5J-17.

4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

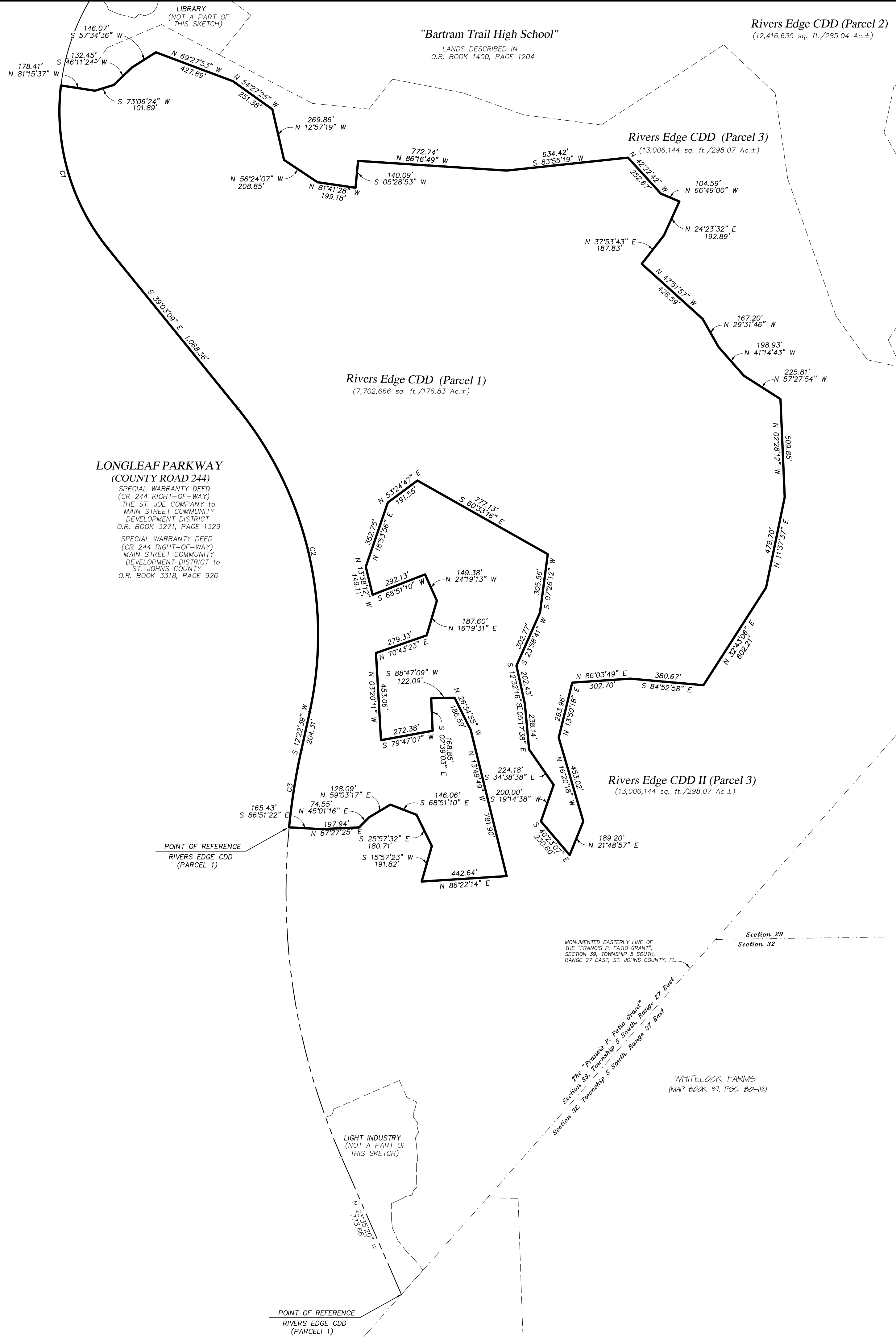
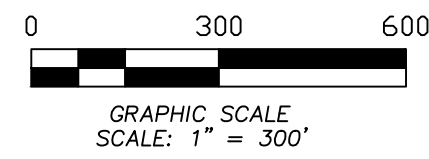
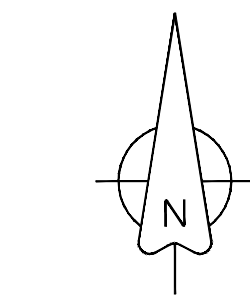
5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, STANDARD OF PRACTICE, CHAPTER 5J-17.

7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

CURVE TABLE FOR THIS SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1135.00'	45°49'15"	907.69'	S 16°08'32" E	883.69'
C2	1865.00'	51°25'48"	1674.07'	S 13°20'15" E	1618.43'
C3	3435.00'	6°46'13"	405.90'	S 08°59'33" W	405.66'



JONATHAN B. BOWAN
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 4600

JOB NO. 62676
CAD FILE NAME: RIVERS EDGE CDD (PARCEL 1).Dwg
SKETCH DATE: AUGUST 26, 2025
REVISED, SEPTEMBER 4, 2025 REVISE PARCEL
NAMES AS PER ATTY. REQUEST

A&J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

MAP SHOWING SKETCH OF

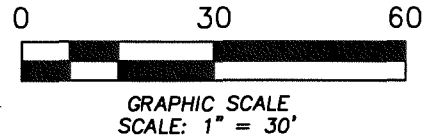
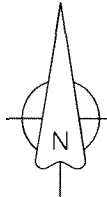
A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF "WHISTLING STRAITS DRIVE"; A VARIABLE WIDTH ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "ENCALVE AT RIVERTOWN ~ PHASE TWO-A"; AS RECORDED IN PLAT BOOK 83, PAGES 10 THROUGH 31, INCLUSIVELY OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE "BEE BALM LANE", A 50 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "RIVERTOWN - BALD CYPRESS LANE AND BEE BALM LANE", AS RECORDED IN MAP BOOK 121, PAGES 34 THROUGH 40, INCLUSIVELY OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, NORTH 25°51'07" EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID "BEE BALM LANE"; A DISTANCE OF 95.89 FEET, TO A POINT; RUN THENCE, SOUTH 69°09'18" EAST, A DISTANCE OF 35.28 FEET, TO A POINT; RUN THENCE, SOUTH 33°25'24" WEST, A DISTANCE OF 35.98 FEET, TO A POINT; RUN THENCE, SOUTH 43°38'06" WEST, A DISTANCE OF 67.73 FEET, TO A POINT, SAID POINT LYING ON THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF "WHISTLING STRAITS DRIVE"; AND LYING ON THE ARC OF A CURVE LEADING NORTHWESTERLY; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 01°14'47" TO THE LEFT, AND HAVING AN ARC LENGTH OF 9.79 FEET, TO THE INTERSECTION WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF "BEE BALM LANE"; AND THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°08'44" WEST 9.79 FEET.

THE LANDS THUS DESCRIBED CONTAINS 2,402 SQUARE FEET OR 0.05 ACRES, MORE OR LESS, IN AREA.

[Handwritten Signature]
 JONATHON B. BOWAN
 STATE OF FLORIDA
 REGISTERED LAND SURVEYOR
 CERTIFICATE No. 4600

DATE: JANUARY 23, 2026
 JOB No. 2026-1092
 CAD FILE NAME: PARCEL 1.Dwg



ABBREVIATIONS USED IN THIS SKETCH

ABBREVIATION	DEFINITION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
C1	TABULATED CURVE DATA
L1	TABULATED LINE DATA

SPECIAL WARRANTY DEED
 MATTAMY JACKSONVILLE LLC
 to AEA RVTN LLC
 O.R. BOOK 5627, PAGE 568

"Unplatted lands of the "Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida"

N(y): 2,076,145.11
 E(x): 460,697.49
 POINT OF BEGINNING

SPECIAL WARRANTY DEED
 MATTAMY JACKSONVILLE LLC
 to RIVERTOWN COMMERCIAL PARCEL
 3 OWNERS ASSOCIATION, INC.
 O.R. BOOK 6001, PAGE 538

WHISTLING STRAITS DRIVE
 (A VARIABLE WIDTH ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "ENCALVE AT RIVERTOWN - PHASE TWO-A", AS RECORDED IN MAP BOOK 83, PAGES 10-31)

CURVE DATA FOR THIS SHEET

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DISTANCE
C8	450.00'	1°14'47"	9.79'	N 57°08'44" W	9.79'

PREPARED BY
A & J Land Surveyors, Inc.
 5847 Luella Street
 Jacksonville, Florida 32207
 T 904.346.1733
 F 904.346.1736

A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

RIVERTOWN DEVELOPMENT
LANDS TO BE REMOVED FROM CDD 1
PARCEL "A"

CLOSURE REPORT
THU JAN 15 15:58:26 2026

NORTHING	EASTING	BEARING	DISTANCE
2076145.111	460697.487	N 25°51'07" E	95.886
2076231.401	460739.297	S 69°09'18" E	35.278
2076218.848	460772.266	S 33°25'24" W	35.976
2076188.821	460752.450	S 43°38'06" W	67.732
2076139.800	460705.711		

RADIUS: 450.000 CHORD: 9.790 DEGREE: 12°43'57" DIR: LEFT
 LENGTH: 9.790 DELTA: 1'14'47" TANGENT: 4.895
 CHORD BRG: N 57°08'44" W RAD-IN: S 33°28'40" W RAD-OUT: S 32°13'52" W
 RADIUS POINT: 2075764.455,460457.485
 2076145.111 460697.487

CLOSURE ERROR DISTANCE> 0.00000
 TOTAL DISTANCE> 244.662
 POLYLINE AREA: 2,402 SQ FT, 0.05 ACRES

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE (FILL IN), AS (BEARING), AS MONUMENTED AND a) ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901(FL EAST), b)AND AS DESCRIBED IN THAT (TYPE OF DEED) RECORDED IN OFFICIAL RECORDS BOOK (9999), PAGE (9999) OF THE PUBLIC RECORDS OF SAID COUNTY.

2) THIS MAP/SKETCH/SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS MAP/SKETCH/SURVEY AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS MAP/SKETCH/SURVEY WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS MAP/SKETCH/SURVEY IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS MAP/SKETCH/SURVEY FOR ANY PURPOSE.

3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA, STANDARD OF PRACTICE SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 5J-17

4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, STANDARD OF PRACTICE, CHAPTER 5J-17.

7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

PREPARED BY
A & J Land Surveyors, Inc.
 5847 Luella Street
 Jacksonville, Florida 32207
 T 904.346.1733
 F 904.346.1736

MAP SHOWING SKETCH OF

A PARCEL OF LAND, BEING AS PORTION OF TRACT "S-9", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "THE ENCLAVE AT RIVERTOWN -PHASE TWO-A", AS RECORDED IN MAP BOOK 83, PAGES 10 THROUGH 31, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

SHEET ONE (1) OF FOUR (4) SHEETS

LINE TABLE FOR THIS SKETCH

LINE	BEARING	DISTANCE
L1	S 36°31'43" W	4.63'
L2	S 36°31'43" W	9.84'
L3	S 44°36'14" W	20.23'
L4	S 89°03'36" W	11.64'
L5	N 46°12'36" E	86.15'
L6	S 62°03'17" E	50.85'

TRACT "COMM-1"
(COMMERCIAL TRACT)

ABBREVIATIONS USED IN THIS SKETCH
 ABBREVIATION DEFINITION
 P.C. POINT OF CURVATURE
 P.T. POINT OF TANGENCY
 C1 TABULATED CURVE DATA
 L1 TABULATED LINE DATA

SOUTHWESTERLY RIGHT OF WAY LINE OF "WHISTLING STRAITS DRIVE"
(A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY)

WHISTLING STRAITS DRIVE
(A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY)

POINT OF REFERENCE
 POINT WHERE TRACT "S-9" (STORM WATER MANAGEMENT FACILITY) AND TRACT "COMM-1" (COMMERCIAL TRACT) INTERSECTS THE SOUTHWESTERLY RIGHT OF WAY LINE OF "WHISTLING STRAITS DRIVE"

COMMON BOUNDARY LINE OF TRACT "S-9" (STORM WATER MANAGEMENT FACILITY) AND TRACT "COMM-1" (COMMERCIAL TRACT)

POINT OF BEGINNING

N(y): 2,075,946.99
 E(x): 460,832.96

COMMON BOUNDARY BETWEEN TRACT "COMM-1" (COMMERCIAL TRACT) AND TRACT "S-9" (STORM WATER MANAGEMENT FACILITY)

TRACT "S-9"
(STORM WATER MANAGEMENT FACILITY)

ENCLAVE at RIVERTOWN
 PHASE TWO-A

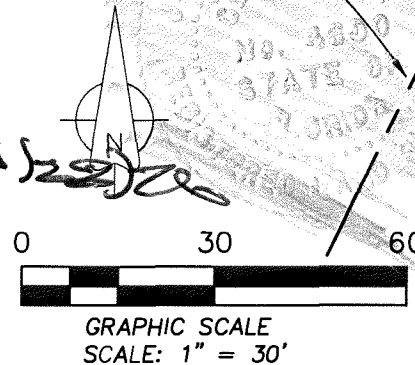
(Map Book 83, pages 10-31)

CURVE TABLE FOR THIS SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	78.33'	81°49'02"	111.85'	S 85°30'45" W	102.59'
C2	44.80'	44°27'23"	34.76'	S 66°49'55" W	33.90'
C3	50.00'	71°44'07"	62.60'	N 82°04'40" E	58.59'

PREPARED BY:
A & J Land Surveyors, Inc.
 LB 6661
 5847 Luella Street
 Jacksonville, Florida 32207
 T 904.346.1733
 F 904.346.1736

[Signature]
 JONATHAN B. BOWAN
 STATE OF FLORIDA
 REGISTERED LAND SURVEYOR
 CERTIFICATE No. 4600
 JOB No. 2026-1092
 CAD FILE NAME: PARCEL 2.DWG
 SKETCH DATE: JANUARY 23, 2026



LONGLEAF PINE PARKWAY
 (COUNTY ROAD No. 244)
 (A 130 FOOT PUBLIC ROAD RIGHT-OF-WAY)
 SPECIAL WARRANTY DEED
 MAIN STREET RIGHT OF WAY
 DEVELOPMENT DISTRICT
 to ST. JOHNS COUNTY
 O.R. BOOK 3318, PAGE 926

SHEET TWO (2) OF FOUR (4) SHEETS

LANDS TO BE REMOVED FROM CDD1 BOUNDARY

PARCEL 2

A PARCEL OF LAND, BEING AS PORTION OF TRACT "S-9", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "THE ENCLAVE at RIVERTOWN -PHASE TWO-A", AS RECORDED IN MAP BOOK 83, PAGES 10 THROUGH 31, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID PORTION OF TRACT "S-9", (STORMWATER MANAGEMENT FACILITY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE POINT WHERE TRACT "S-9" (STORM WATER MANAGEMENT FACILITY), AND TRACT "COMM-1" (COMMERCIAL TRACT), INTERSECTS THE SOUTHWESTERLY RIGHT-OF WAY LINE OF "WHISTLING STRAITS DRIVE, A VARIABLE WIDTH ROAD RIGHT-OF-WAY, ALL AS SHOWN ON THE AFORESAID PLAT OF "THE ENCLAVE at RIVERTOWN -PHASE TWO-A", AND RUN THENCE, SOUTH 36°31'43" WEST, ALONG THE COMMON BOUNDARY LINES BETWEEN SAID TRACT "S-9" (STORM WATER MANAGEMENT FACILITY), AND TRACT "COMM-1" (COMMERCIAL TRACT), A DISTANCE OF 4.63 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, ALONG SAID COMMON BOUNDARY OF TRACT "S-9" (STORM WATER MANAGEMENT FACILITY), AND TRACT "COMM-1" (COMMERCIAL TRACT), THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 36°31'43" WEST, A DISTANCE OF 9.84 FEET, TO A POINT, SAID POINT BEING THE ARC OF A CURVE, LEADING WESTERLY;

COURSE No. 2: RUN THENCE, WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 78.33 FEET, THROUGH A CENTRAL ANGLE OF 81°49'02" TO THE LEFT, AND HAVING AN ARC LENGTH OF 111.85 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°30'45" WEST 102.59 FEET;

COURSE No. 3: RUN THENCE, SOUTH 44°36'14" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 20.23 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 4: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 44.80 FEET, THROUGH A CENTRAL ANGLE OF 44°27'23" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 34.76

SHEET THREE (3) OF FOUR (4) SHEETS

FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°49'55" WEST 33.90 FEET;

COURSE No. 5: RUN THENCE, SOUTH 89°03'36" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 11.64 FEET, TO A POINT; RUN THENCE, NORTH 46°12'36" EAST, DEPARTING FROM SAID COMMON BOUNDARY LINE, A DISTANCE OF 86.15 FEET, TO A POINT, SAID POINT BEING THE POINT OF CURVATURE, OF A CURVE LEADING EASTERLY; RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 71°44'07" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 62.60 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°04'40" EAST 58.59 FEET; SOUTH 62°03'17" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 50.85 FEET, TO A POINT ON THE AFORESAID COMMON BOUNDARY OF TRACT "S-9" (STORM WATER MANAGEMENT FACILITY), AND TRACT "COMM-1" (COMMERCIAL TRACT), SAID POINT BEING THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 3,152 SQUARE FEET, 0.07 ACRES, MORE OR LESS, IN AREA.

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE COMMON BOUNDARY LINE BETWEEN TRACTS "COMM-1" AND "S-9", AS S 36°31'43" W, AS SHOWN ON THE PLAT OF "THE ENCLAVE at RIVERTOWN PHASE TWO-A", AS SHOWN ON THE PLAT THEREOF, AND ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901(FL EAST).

2) THIS MAP/SKETCH/SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS MAP/SKETCH/SURVEY AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS MAP/SKETCH/SURVEY WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS MAP/SKETCH/SURVEY IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS MAP/SKETCH/SURVEY FOR ANY PURPOSE.

3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA, STANDARD OF PRACTICE SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 5J-17

4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

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6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, STANDARD OF PRACTICE, CHAPTER 5J-17.

7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

RIVERTOWN DEVELOPMENT
LANDS TO BE REMOVED FROM CDD 1
PARCEL 2

CLOSURE REPORT
FRI JAN 16 14:42:12 2026

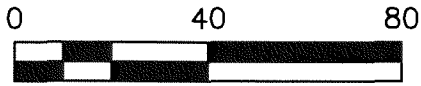
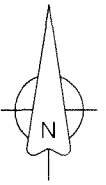
NORTHING	EASTING	BEARING	DISTANCE
2075946.990	460832.964	S 36°31'43" W	9.839
2075939.084	460827.108		
RADIUS: 78.328 CHORD: 102.586 DEGREE: 73°08'56" DIR: LEFT			
LENGTH: 111.850 DELTA: 81°49'02" TANGENT: 67.870			
CHORD BRG: S 85°30'45" W RAD-IN: S 36°25'15" W			
RAD-OUT: S 45°23'46" E			
RADIUS POINT: 2075876.056,460780.603			
2075931.057	460724.836	S 44°36'14" W	20.235
2075916.651	460710.627		
RADIUS: 44.800 CHORD: 33.895 DEGREE: 127°53'33" DIR: RIGHT			
LENGTH: 34.761 DELTA: 44°27'23" TANGENT: 18.308			
CHORD BRG: S 66°49'55" W RAD-IN: N 45°23'46" W			
RAD-OUT: N 00°56'24" W			
RADIUS POINT: 2075948.109,460678.730			
2075903.315	460679.465	S 89°03'36" W	11.644
2075903.124	460667.823	N 46°12'36" E	86.152
2075962.743	460730.014		
RADIUS: 50.000 CHORD: 58.591 DEGREE: 114°35'30" DIR: RIGHT			
LENGTH: 62.601 DELTA: 71°44'07" TANGENT: 36.151			
CHORD BRG: N 82°04'40" E RAD-IN: S 43°47'24" E			
RAD-OUT: S 27°56'43" W			
RADIUS POINT: 2075926.649,460764.615			
2075970.818	460788.047	S 62°03'17" E	50.846
2075946.990	460832.964		
CLOSURE ERROR DISTANCE> 0.00000			
TOTAL DISTANCE> 387.927			
POLYLINE AREA: 3,152 SQ FT, 0.07 ACRES			

PREPARED BY:

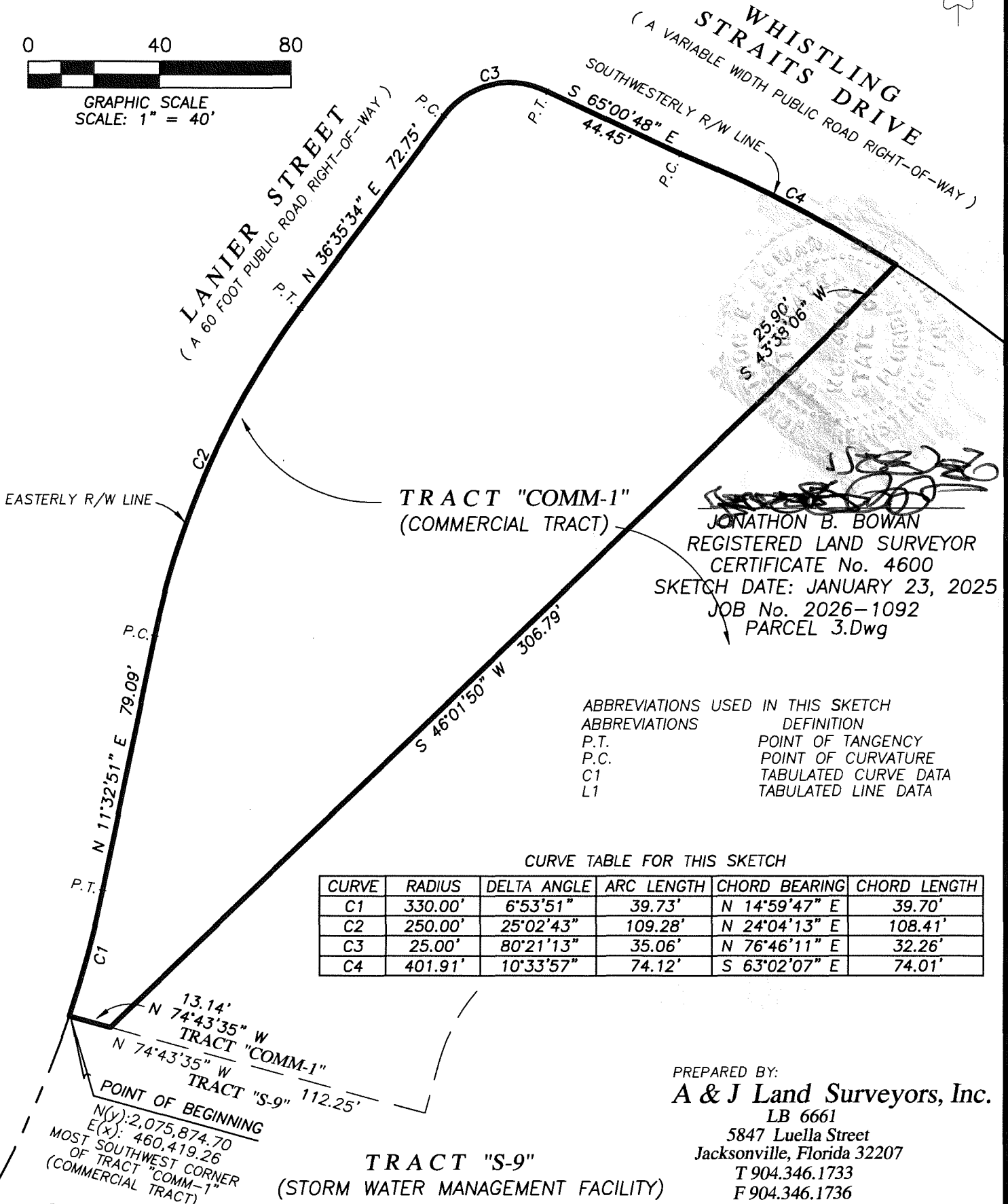
A & J Land Surveyors, Inc.
LB 6661
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

MAP SHOWING SKETCH OF

A PARCEL OF LAND, BEING AS PORTION OF TRACT "COMM-1", (COMMERCIAL TRACT), AS SHOWN ON THE PLAT OF "THE ENCLAVE AT RIVERTOWN -PHASE TWO-A", AS RECORDED IN MAP BOOK 83, PAGES 10 THROUGH 31, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



GRAPHIC SCALE,
SCALE: 1" = 40'



[Signature]
JONATHON B. BOWAN
 REGISTERED LAND SURVEYOR
 CERTIFICATE No. 4600
 SKETCH DATE: JANUARY 23, 2025
 JOB No. 2026-1092
 PARCEL 3.Dwg

ABBREVIATIONS USED IN THIS SKETCH
 ABBREVIATIONS DEFINITION
 P.T. POINT OF TANGENCY
 P.C. POINT OF CURVATURE
 C1 TABULATED CURVE DATA
 L1 TABULATED LINE DATA

CURVE TABLE FOR THIS SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	330.00'	6°53'51"	39.73'	N 14°59'47" E	39.70'
C2	250.00'	25°02'43"	109.28'	N 24°04'13" E	108.41'
C3	25.00'	80°21'13"	35.06'	N 76°46'11" E	32.26'
C4	401.91'	10°33'57"	74.12'	S 63°02'07" E	74.01'

PREPARED BY:
A & J Land Surveyors, Inc.
 LB 6661
 5847 Luella Street
 Jacksonville, Florida 32207
 T 904.346.1733
 F 904.346.1736

TRACT "S-9"
 (STORM WATER MANAGEMENT FACILITY)

SHEET TWO (2) OF FOUR (4) SHEETS

LANDS TO BE REMOVED FROM CDD1 BOUNDARY

PARCEL 3

A PARCEL OF LAND, BEING AS PORTION OF TRACT "COMM-1", (COMMERCIAL TRACT), AS SHOWN ON THE PLAT OF "THE ENCLAVE at RIVERTOWN -PHASE TWO-A", AS RECORDED IN MAP BOOK 83, PAGES 10 THROUGH 31, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID PORTION OF TRACT "COMM-1", (COMMERCIAL TRACT), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHWESTERLY CORNER OF SAID TRACT "COMM-1", (COMMERCIAL TRACT), AND ALSO BEING THE MOST NORTHWESTERLY CORNER OF TRACT "S-9", (STORM WATER MANAGEMENT FACILITY), AND LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF "LANIER STREET", A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY, ALL AS SHOWN ON THE PLAT OF "THE ENCLAVE at RIVERTOWN -PHASE TWO-A", AS RECORDED IN MAP BOOK 83, PAGES 10 THROUGH 31, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID "LANIER STREET", THE FOLLOWING FIVE COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 06°53'51" TO THE LEFT, AND HAVING AN ARC LENGTH OF 39.73 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°59'47" EAST 39.70 FEET;

COURSE No. 2: RUN THENCE, NORTH 11°32'51" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 79.09 FEET, TO A POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 3: RUN THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 25°02'43" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 109.28 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°04'13" EAST 108.41 FEET;

COURSE No. 4: RUN THENCE, NORTH 36°35'34" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 72.75 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING EASTERLY;

SHEET THREE (3) OF FOUR (4) SHEETS

COURSE No. 5: RUN THENCE, EASTERLY, ALONG AND ALONG THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF $80^{\circ}21'13''$ TO THE RIGHT, AND HAVING AN ARC LENGTH OF 35.06 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID TANGENCY ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF "WHISTLING STRAITS DRIVE, A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS PER THE AFORESAID PLAT OF "THE ENCLAVE at RIVERTOWN -PHASE TWO-A", LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $76^{\circ}46'11''$ EAST 32.26 FEET; RUN THENCE, ALONG THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF "WHISTLING STRAITS DRIVE", A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH $65^{\circ}00'48''$ EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 44.45 FEET, TO A POINT, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 2: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 401.91 FEET, THROUGH A CENTRAL ANGLE OF $10^{\circ}33'57''$ TO THE RIGHT, AND HAVING AN ARC LENGTH OF 74.12 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $63^{\circ}02'07''$ EAST 74.01 FEET; RUN THENCE, SOUTH $43^{\circ}38'06''$ WEST, DEPARTING FROM THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF "WHISTLING STRAITS DRIVE", A DISTANCE OF 25.90 FEET, TO A POINT; RUN THENCE, SOUTH $46^{\circ}01'50''$ WEST, A DISTANCE OF 306.79 FEET, TO A POINT, TO A POINT ON THE COMMON BOUNDARY LINE BETWEEN TRACT "COMM-1", (COMMERCIAL TRACT) AND TRACT "S-9" (STORM WATER MANAGEMENT FACILITY); RUN THENCE, NORTH $74^{\circ}43'35''$ WEST, ALONG SAID COMMON BOUNDARY LINE, A DISTANCE OF 13.14 FEET, TO A POINT, SAID POINT BEING THE AFORESAID SOUTHWEST CORNER OF TRACT "COMM-1" (COMMERCIAL TRACT), AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 29,089 SQUARE FEET, OR 0.66 ACRES, MORE OR LESS, IN AREA.

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE COMMON BOUNDARY LINE BETWEEN TRACTS "COMM-1" AND "S-9", AS S 36°31'43" W, AS SHOWN ON THE PLAT OF "THE ENCLAVE at RIVERTOWN PHASE TWO-A", AS SHOWN ON THE PLAT THEREOF, AND ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901(FL EAST).

2) THIS MAP/SKETCH/SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS MAP/SKETCH/SURVEY AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS MAP/SKETCH/SURVEY WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS MAP/SKETCH/SURVEY IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS MAP/SKETCH/SURVEY FOR ANY PURPOSE.

3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA, STANDARD OF PRACTICE SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 5J-17

4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, STANDARD OF PRACTICE, CHAPTER 5J-17.

7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

RIVERTOWN DEVELOPMENT
LANDS TO BE REMOVED FROM CDD 1
PARCEL 3

CLOSURE REPORT
FRI JAN 16 16:11:54 2026

NORTHING	EASTING	BEARING	DISTANCE
2075874.702	460419.256		
RADIUS: 330.000 CHORD: 39.703 DEGREE: 17°21'44"			
DIR: LEFT			
LENGTH: 39.727 DELTA: 6°53'51" TANGENT: 19.887			
CHORD BRG: N 14°59'47" E RAD-IN: N 71°33'18" W			
RAD-OUT: N 78°27'09" W			
RADIUS POINT: 2075979.112,460106.209			
2075913.052	460429.529		
N 11°32'51" E 79.088			
2075990.539	460445.361		
RADIUS: 250.000 CHORD: 108.413 DEGREE: 22°55'06"			
DIR: RIGHT			
LENGTH: 109.281 DELTA: 25°02'43" TANGENT: 55.527			
CHORD BRG: N 24°04'13" E RAD-IN: S 78°27'09" E			
RAD-OUT: S 53°24'26" E			
RADIUS POINT: 2075940.494,460690.301			
2076089.525	460489.578		
N 36°35'34" E 72.750			
2076147.936	460532.946		
RADIUS: 25.000 CHORD: 32.257 DEGREE: 229°10'59"			
DIR: RIGHT			
LENGTH: 35.061 DELTA: 80°21'13" TANGENT: 21.109			
CHORD BRG: N 76°46'11" E RAD-IN: S 53°24'26" E			
RAD-OUT: S 26°56'47" W			
RADIUS POINT: 2076133.032,460553.018			
2076155.318	460564.347		
S 65°00'48" E 44.454			
2076136.541	460604.640		
RADIUS: 401.914 CHORD: 74.011 DEGREE: 14°15'21"			
DIR: RIGHT			
LENGTH: 74.116 DELTA: 10°33'57" TANGENT: 37.163			
CHORD BRG: S 63°02'07" E RAD-IN: S 21°40'55" W			
RAD-OUT: S 32°14'52" W			
RADIUS POINT: 2075763.062,460456.152			
2076102.981	460670.605		
S 43°38'06" W 25.903			
2076084.233	460652.731		
S 46°01'50" W 306.786			
2075871.240	460431.933		
N 74°43'35" W 13.142			
2075874.702	460419.256		
CLOSURE ERROR DISTANCE> 0.00000			
TOTAL DISTANCE> 800.307			
POLYLINE AREA: 29,089 SQ FT, 0.66 ACRES			

PREPARED BY:

A & J Land Surveyors, Inc.

LB 6661

5847 Luella Street

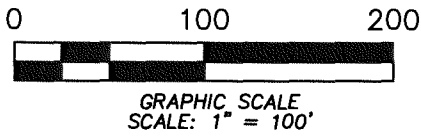
Jacksonville, Florida 32207

T 904.346.1733

F 904.346.1736

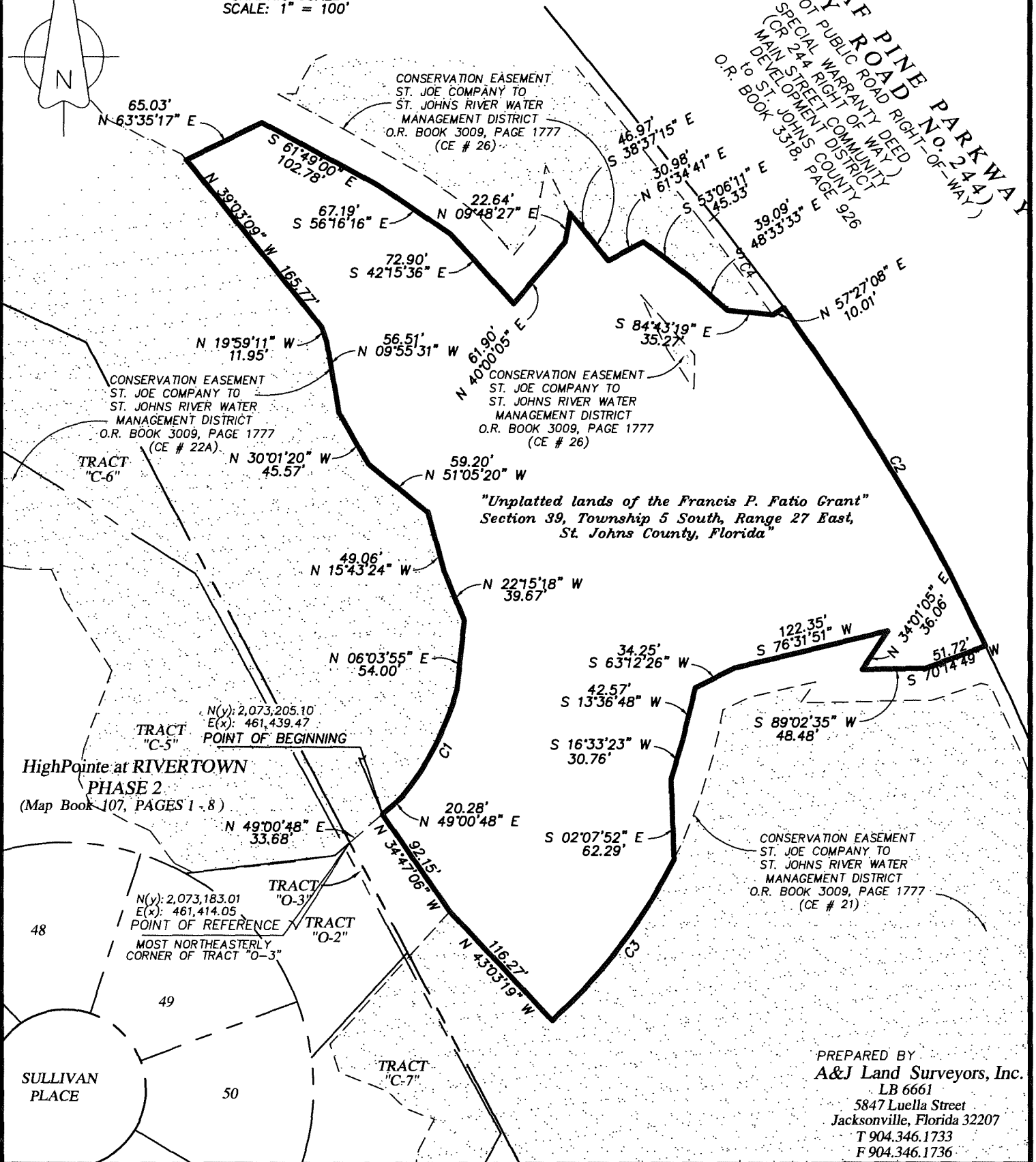
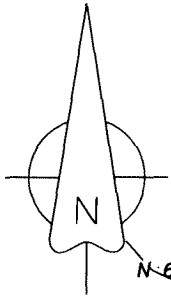
MAP SHOWING SKETCH OF SHEET ONE (1) OF SEVEN (7) SHEETS

A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



SEE SHEET TWO (2) FOR CURVE TABLE FOR THIS SKETCH

LONGLEAF PINE PARKWAY
 COUNTY ROAD RIGHT-OF-WAY
 (A 150 FOOT PUBLIC ROAD DEED SPECIAL WARRANTY DEED (CR 244 RIGHT OF WAY) MAIN STREET COMMUNITY DEVELOPMENT DISTRICT to ST. JOHNS COUNTY O.R. BOOK 3518, PAGE 926)



PREPARED BY
A&J Land Surveyors, Inc.
 LB 6661
 5847 Luella Street
 Jacksonville, Florida 32207
 T 904.346.1733
 F 904.346.1736

SHEET TWO (2) OF SEVEN (7) SHEETS

RIVERTOWN DEVELOPMENT

PARCEL 7

A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. FATIO GRANT" SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHEASTERLY CORNER OF TRACT "O-3" (OPEN SPACE), AS SHOWN ON THE PLAT OF "HighPointe at RIVERTOWN PHASE 2", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 107, PAGES 1 THROUGH 8 INCLUSIVELY, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, NORTH 49°00'48" EAST, A DISTANCE OF 33.68 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 49°00'48" EAST, A DISTANCE OF 20.28 FEET, TO A POINT, LING ON THE ARC OF A NON-RADIAL CURVE, SAID CURVE LEADING NORTHEASTERLY;

COURSE No. 2: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A NON-RADIAL CURVE, SAID ARC BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 229.00 FEET, THROUGH A CENTRAL ANGLE OF 23°35'46" TO THE LEFT, HAVING AN ARC LENGTH OF 94.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°02'49" EAST 93.64 FEET;

COURSE No. 3: RUN THENCE, NORTH 06°03'55" EAST, A DISTANCE OF 54.00 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, NORTH 22°15'18" WEST, A DISTANCE OF 39.67 FEET, TO A POINT;

COURSE No. 5: RUN THENCE, NORTH 15°43'24" WEST, A DISTANCE OF 49.06 FEET, TO A POINT;

COURSE No. 6: RUN THENCE, NORTH 51°05'20" WEST, A DISTANCE OF 59.20 FEET, TO A POINT;

COURSE No. 7: RUN THENCE, NORTH 30°01'20" WEST, A DISTANCE OF 45.57 FEET, TO A POINT;

SHEET THREE (3) OF SEVEN (7) SHEETS

COURSE No. 8: RUN THENCE, NORTH 09°55'31" WEST, A DISTANCE OF 56.51 FEET, TO A POINT;

COURSE No. 9: RUN THENCE, NORTH 19°59'11" WEST, A DISTANCE OF 11.95 FEET, TO A POINT;

COURSE No. 10: RUN THENCE, NORTH 39°03'09" WEST, A DISTANCE OF 165.77 FEET, TO A POINT;

COURSE No. 11: RUN THENCE, NORTH 63°35'17" EAST, A DISTANCE OF 65.03 FEET, TO A POINT;

COURSE No. 12: RUN THENCE, SOUTH 61°49'00" EAST, A DISTANCE OF 102.78 FEET, TO A POINT;

COURSE No. 13: RUN THENCE, SOUTH 56°16'16" EAST, A DISTANCE OF 67.19 FEET, TO A POINT;

COURSE No. 14: RUN THENCE, SOUTH 42°15'36" EAST, A DISTANCE OF 72.90 FEET, TO A POINT;

COURSE No. 15: RUN THENCE, NORTH 40°00'05" EAST, A DISTANCE OF 61.90 FEET, TO A POINT;

COURSE No. 16: RUN THENCE, NORTH 09°48'27" EAST, A DISTANCE OF 22.64 FEET, TO A POINT;

COURSE No. 17: RUN THENCE, SOUTH 38°37'15" EAST, A DISTANCE OF 46.97 FEET, TO A POINT;

COURSE No. 18: RUN THENCE, NORTH 61°34'41" EAST, A DISTANCE OF 30.98 FEET, TO A POINT;

COURSE No. 19: RUN THENCE, SOUTH 53°06'11" EAST, A DISTANCE OF 45.33 FEET, TO A POINT;

COURSE No. 20: RUN THENCE, SOUTH 48°33'33" EAST, A DISTANCE OF 39.09 FEET, TO A POINT;

COURSE No. 21: RUN THENCE, SOUTH 84°43'19" EAST, A DISTANCE OF 35.27 FEET, TO A POINT

COURSE No. 22: RUN THENCE, NORTH 57°27'08" EAST, A DISTANCE OF 10.01 FEET, TO A POINT, SAID POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF "LONGLEAF

SHEET FOUR (4) OF SEVEN (7) SHEETS

PINE PARKWAY" (COUNTY ROAD No. 244), A 130 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 926 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE ARC OF A CURVE, LEADING SOUTHEASTERLY; RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 1,735.00 FEET, THROUGH A CENTRAL ANGLE OF 10°07'25" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 306.56 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°03'51"EAST 306.16 FEET; RUN THENCE, AND DEPARTING FROM THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 70°14'49" WEST, A DISTANCE OF 51.72 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 89°02'35" WEST, A DISTANCE OF 48.48 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 34°01'05" EAST, A DISTANCE OF 36.06 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, SOUTH 76°31'51" WEST, A DISTANCE OF 122.35 FEET, TO A POINT;

COURSE No. 5: RUN THENCE, SOUTH 63°12'26" WEST, A DISTANCE OF 34.25 FEET, TO A POINT;

COURSE No. 6: RUN THENCE, SOUTH 13°36'48" WEST, A DISTANCE OF 42.57 FEET, TO A POINT;

COURSE No. 7: RUN THENCE, SOUTH 16°33'23" WEST, A DISTANCE OF 30.76 FEET, TO A POINT;

COURSE No. 8: RUN THENCE, SOUTH 02°07'52" EAST, A DISTANCE OF 62.29 FEET, TO A POINT, ON THE ARC OF A NON-RADIAL CURVE, SAID ARC LEADING SOUTHWESTERLY;

COURSE No. 9: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 428.52 FEET, THROUGH A CENTRAL ANGLE OF 21°06'13" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 157.84 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°54'03" WEST 156.95 FEET;

SHEET FIVE (5) OF SEVEN (7) SHEETS

COURSE No. 10: RUN THENCE, NORTH 43°03'19" WEST, ALONG A NON-RADIAL LINE TO LAST SAID CURVE, A DISTANCE OF 116.27 FEET, TO A POINT;

COURSE No. 11: RUN THENCE, NORTH 34°47'06" WEST, A DISTANCE OF 92.15 FEET, TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 175,203 SQUARE FEET, OR 4.02 ACRES, MORE OR LESS, IN AREA.

1) BEARINGS SHOWN HEREON ARE BASED ON THE COMMON BOUNDARY LINE BETWEEN TRACTS "COMM-1" AND "S-9", AS S 36°31'43" W, AS SHOWN ON THE PLAT OF "THE ENCLAVE AT RIVERTOWN PHASE TWO-A", AS SHOWN ON THE PLAT THEREOF, AND ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901(FL EAST).

2) THIS MAP/SKETCH/SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS MAP/SKETCH/SURVEY AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS MAP/SKETCH/SURVEY WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS MAP/SKETCH/SURVEY IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS MAP/SKETCH/SURVEY FOR ANY PURPOSE.


3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA, STANDARD OF PRACTICE SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 5J-17

4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, STANDARD OF PRACTICE, CHAPTER 5J-17.

7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.


 JONATHON B. BOWAN
 STATE OF FLORIDA
 REGISTERED LAND SURVEYOR
 CERTIFICATE NO. 4600
 JOB NO. 2026-1092
 CAD FILE NAME: PARCEL 7.DWG
 SKETCH DATE: JANUARY 23,
 2026

CURVE TABLE FOR THIS SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	229.00'	23°35'46"	94.31'	N 27°02'49" E	93.64'
C2	1735.00'	10°07'25"	306.56'	S 31°03'51" E	306.16'
C3	428.52'	21°06'13"	157.84'	S 36°54'03" W	156.95'
C4	1735.00'	2°55'36"	88.62'	N 37°35'21" W	88.61'

PREPARED BY
 A&J Land Surveyors, Inc.
 LB 6661
 5847 Luella Street
 Jacksonville, Florida 32207
 T 904.346.1733
 F 904.346.1736

RIVERTOWN DEVELOPMENT
PARCEL 7

CLOSURE REPORT
WED JAN 21 15:36:34 2026

NORTHING EASTING BEARING DISTANCE

2073205.102 461439.473
N 49°00'48" E 20.280
2073218.403 461454.782
RADIUS: 229.000 CHORD: 93.644 DEGREE: 25°01'12"
DIR: LEFT
LENGTH: 94.309 DELTA: 23°35'46" TANGENT: 47.833
CHORD BRG: N 27°02'49" E RAD-IN: N 51°09'18" W
RAD-OUT: N 74°45'04" W
RADIUS POINT: 2073362.036,461276.426
2073301.806 461497.364
N 06°03'55" E 54.000
2073355.503 461503.069
N 22°15'18" W 39.671
2073392.219 461488.045
N 15°43'24" W 49.063
2073439.446 461474.749
N 51°05'20" W 59.199
2073476.630 461428.686
N 30°01'20" W 45.566
2073516.082 461405.887
N 09°55'31" W 56.510
2073571.747 461396.147
N 19°59'11" W 11.951
2073582.978 461392.062
N 39°03'09" W 165.766
2073711.707 461287.624
N 63°35'17" E 65.032
2073740.635 461345.868
S 61°49'00" E 102.775
2073692.094 461436.458
S 56°16'16" E 67.187
2073654.788 461492.336
S 42°15'36" E 72.896
2073600.837 461541.359
N 40°00'05" E 61.898
2073648.253 461581.147
N 09°48'27" E 22.636
2073670.558 461585.003
S 38°37'15" E 46.974
2073633.858 461614.322
N 61°34'41" E 30.981
2073648.604 461641.568
S 53°06'11" E 45.328
2073621.390 461677.818
S 48°33'33" E 39.092
2073595.517 461707.123
S 84°43'19" E 35.266
2073592.273 461742.239
N 57°27'08" E 10.007
2073597.657 461750.675
RADIUS: 1735.000 CHORD: 306.158 DEGREE: 3°18'08"
DIR: RIGHT
LENGTH: 306.557 DELTA: 10°07'25" TANGENT: 153.678
CHORD BRG: S 31°03'51" E RAD-IN: S 53°52'27" W
RAD-OUT: S 63°59'52" W
RADIUS POINT: 2072574.767,460349.275
2073335.405 461908.652

(CONTINUED ON NEXT COLUMN)

RIVERTOWN DEVELOPMENT
PARCEL 7

CLOSURE REPORT
WED JAN 21 15:36:34 2026
(CONTINUED FROM PREVIOUS COLUMN)

NORTHING EASTING BEARING DISTANCE

2073335.405 461908.652
S 70°14'49" W 51.715
2073317.927 461859.979
S 89°02'35" W 48.476
2073317.117 461811.511
N 34°01'05" E 36.065
2073347.010 461831.687
S 76°31'51" W 122.348
2073318.512 461712.704
S 63°12'26" W 34.254
2073303.072 461682.128
S 13°36'48" W 42.567
2073261.701 461672.109
S 16°33'23" W 30.764
2073232.212 461663.342
S 02°07'52" E 62.290
2073169.966 461665.659
RADIUS: 428.524 CHORD: 156.946 DEGREE: 13°22'14"
DIR: RIGHT
LENGTH: 157.836 DELTA: 21°06'13" TANGENT: 79.823
CHORD BRG: S 36°54'03" W RAD-IN: N 63°39'03" W
RAD-OUT: N 42°32'51" W
RADIUS POINT: 2073360.161,461281.656
2073044.460 461571.424
N 43°03'19" W 116.274
2073129.421 461492.043
N 34°47'06" W 92.148
2073205.102 461439.473

CLOSURE ERROR DISTANCE> 0.00000
TOTAL DISTANCE> 2297.679
POLYLINE AREA: 175,203.6 SQ FT, 4.02 ACRES

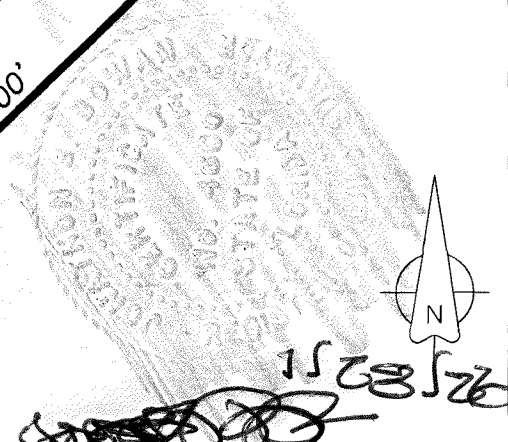
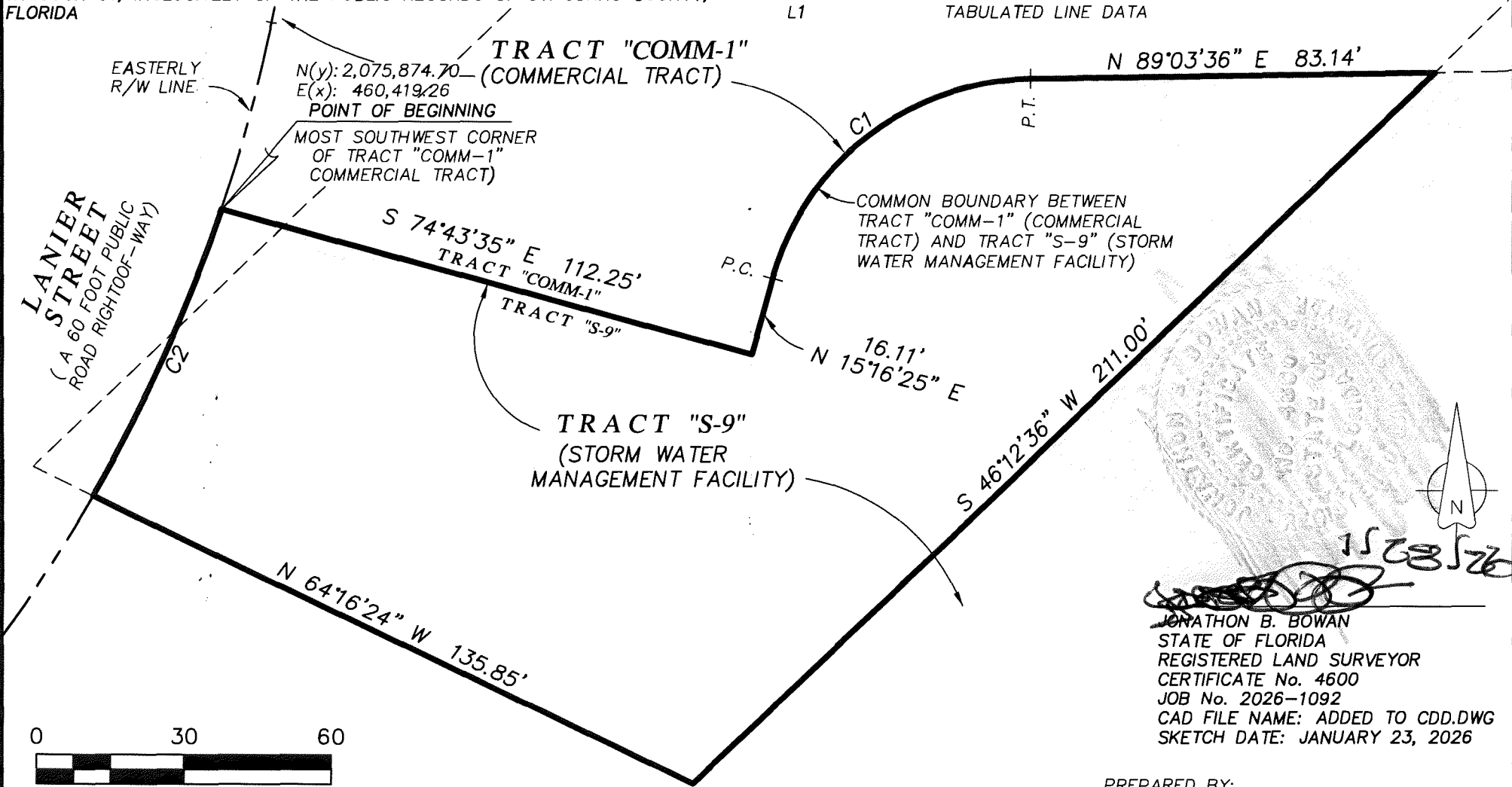
PREPARED BY
A&J Land Surveyors, Inc.
LB 6661
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

Expansion Parcel

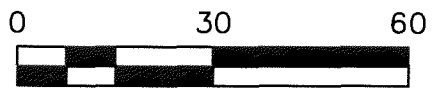
MAP SHOWING SKETCH OF

A PARCEL OF LAND, BEING AS PORTION OF TRACT "S-9", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "THE ENCLAVE AT RIVERTOWN -PHASE TWO-A", AS RECORDED IN MAP BOOK 83, PAGES 10 THROUGH 31, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

ABBREVIATION	DEFINITION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
C1	TABULATED CURVE DATA
L1	TABULATED LINE DATA



Jonathan B. Bowan
 JONATHAN B. BOWAN
 STATE OF FLORIDA
 REGISTERED LAND SURVEYOR
 CERTIFICATE No. 4600
 JOB No. 2026-1092
 CAD FILE NAME: ADDED TO CDD.DWG
 SKETCH DATE: JANUARY 23, 2026



GRAPHIC SCALE
 SCALE: 1" = 30'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	55.80'	73°47'11"	71.85'	S 52°10'01" W	66.99'
C2	330.00'	11°09'42"	64.29'	N 24°01'33" E	64.19'

PREPARED BY:
A & J Land Surveyors, Inc.
 LB 6661
 5847 Luella Street
 Jacksonville, Florida 32207
 T 904.346.1733
 F 904.346.1736

SHEET TWO (2) OF FOUR (4) SHEETS

LANDS TO BE ADDED TO CDD1

A PARCEL OF LAND, BEING AS PORTION OF TRACT "S-9", (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "THE ENCLAVE at RIVERTOWN -PHASE TWO-A", AS RECORDED IN MAP BOOK 83, PAGES 10 THROUGH 31, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID PORTION OF TRACT "S-9", (STORM WATER MANAGEMENT FACILITY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHWESTERLY CORNER OF THE TRACT "COMM-1", (COMMERCIAL TRACT), AND ALSO BEING THE MOST NORTHWESTERLY CORNER OF TRACT "S-9", (STORM WATER MANAGEMENT FACILITY), AND LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF "LANIER STREET", A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY, ALL AS SHOWN ON THE PLAT OF "THE ENCLAVE at RIVERTOWN -PHASE TWO-A", AS RECORDED IN MAP BOOK 83, PAGES 10 THROUGH 31, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID TRACT "S-9", (STORM WATER MANAGEMENT FACILITY) AND TRACT "COMM-1" (COMMERCIAL TRACT), ALL AS SHOWN ON THE AFORESAID PLAT OF "THE ENCLAVE at RIVERTOWN -PHASE TWO-A", AS RECORDED IN MAP BOOK 83, PAGES 10 THROUGH 31, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 74°43'35" EAST, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 112.25 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 15°16'25" EAST, A DISTANCE OF 16.11 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 3: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 55.80 FEET, THROUGH A CENTRAL ANGLE OF 73°47'11" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 71.85 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°10'01" EAST 66.99 FEET;

COURSE No. 4: RUN THENCE, NORTH 89°03'36" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 83.14 FEET, TO A POINT; RUN THENCE, SOUTH 46°12'36" WEST, A DISTANCE OF 211.00 FEET, TO A POINT; RUN THENCE, NORTH 64°16'24" WEST, A DISTANCE OF 135.85 FEET, TO A POINT, SAID POINT LYING ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "LANIER STREET", A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY, AND LYING ON THE ARC OF A CURVE, LEADING NORTHEASTERLY; RUN THENCE,

NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 11°09'42" TO THE LEFT, AND HAVING AN ARC LENGTH OF 64.29 FEET, TO THE AFORESAID MOST SOUTHWESTERLY CORNER OF THE TRACT "COMM-1", (COMMERCIAL TRACT), AND ALSO BEING THE MOST NORTHWESTERLY CORNER OF TRACT "S-9", (STORM WATER MANAGEMENT FACILITY), SAID POINT BEING THE POINT OF BEGINNING, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°01'33" EAST 64.19 FEET.

THE LANDS THUS DESCRIBED CONTAINS 18,208 SQUARE FEET, OR 0.41 ACRES, MORE OR LESS, IN AREA.

1) BEARINGS SHOWN HEREON ARE BASED ON THE COMMON BOUNDARY LINE BETWEEN TRACTS "COMM-1" AND "S-9", AS S 36°31'43" W, AS SHOWN ON THE PLAT OF "THE ENCLAVE AT RIVERTOWN PHASE TWO-A", AS SHOWN ON THE PLAT THEREOF, AND ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901(FL EAST).

2) THIS MAP/SKETCH/SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS MAP/SKETCH/SURVEY AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS MAP/SKETCH/SURVEY WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS MAP/SKETCH/SURVEY IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS MAP/SKETCH/SURVEY FOR ANY PURPOSE.

3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA, STANDARD OF PRACTICE SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 5J-17

4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, STANDARD OF PRACTICE, CHAPTER 5J-17.

7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

RIVERTOWN DEVELOPMENT
LANDS TO BE ADDED TO CDD

CLOSURE REPORT
MON JAN 19 14:15:15 2026

NORTHING	EASTING	BEARING	DISTANCE
2075874.702	460419.256		
2075845.132	460527.539	S 74°43'35" E	112.248
2075860.670	460531.782	N 15°16'25" E	16.107
RADIUS: 55.796 CHORD: 66.991 DEGREE:			
102°41'17" DIR: RIGHT			
LENGTH: 71.855 DELTA: 73°47'11" TANGENT: 41.882			
CHORD BRG: N 52°10'01" E RAD-IN: S 74°43'35" E			
RAD-OUT: S 00°56'24" E			
RADIUS POINT: 2075845.972,460585.607			
2075901.761	460584.692		
		N 89°03'36" E	83.142
2075903.124	460667.823		
		S 46°12'36" W	211.001
2075757.108	460515.505		
		N 64°16'24" W	135.848
2075816.077	460393.123		
RADIUS: 330.000 CHORD: 64.185 DEGREE:			
17°21'44" DIR: LEFT			
LENGTH: 64.287 DELTA: 11°09'42" TANGENT: 32.246			
CHORD BRG: N 24°01'33" E RAD-IN: N 60°23'36" E			
RAD-OUT: N 71°33'18" W			
RADIUS POINT: 2075979.112,460106.209			
2075874.702	460419.256		

CLOSURE ERROR DISTANCE> 0.00000
TOTAL DISTANCE> 694.488
POLYLINE AREA: 18,208 SQ FT, 0.41 ACRES

PREPARED BY:

A & J Land Surveyors, Inc.
LB 6661
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

Enclosure 2

Boundary amendment funding agreement

**BOUNDARY AMENDMENT FUNDING AGREEMENT BETWEEN
RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT AND
MATTAMY JACKSONVILLE LLC**

This Agreement (the “**Agreement**”) is made and entered into this 18th day of February, 2026, by and between:

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

Mattamy Jacksonville LLC, a Delaware limited liability company, and the owner of certain of the lands in the District (the “**Landowner**”), with a mailing address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811.

RECITALS

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “**Act**”), and Rule 42FFF-1.001 (the “**Rule**”) of the Florida Land and Water Adjudicatory Commission (the “**Commission**”) for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements; and

WHEREAS, the Landowner owns certain real property located within the District, as more particularly identified in the attached **Composite Exhibit A** (the “**Contraction Parcels**”); and

WHEREAS, the Landowner owns certain real property, as more particularly identified in the attached **Exhibit B** (the “**Expansion Parcel**”); and

WHEREAS, the Landowner desires to undertake a boundary amendment process to have the Contraction Parcels removed from the District’s boundary and the Expansion Parcel added to the District’s boundary (the “**Boundary Amendment**”), at its own cost and expense; and

WHEREAS, the Landowner accordingly intends to prepare and file a petition to amend the District’s boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation and filing of a petition with the Commission and such other actions as are necessary in furtherance of the boundary amendment process; and

WHEREAS, while the Landowner anticipates that it will directly fund the majority, if not all, of the costs associated with the Boundary Amendment, in order to induce the District Board to consent to the Boundary Amendment, the Landowner has agreed to fund all managerial, engineering, legal and other fees and costs and filing fees that may be incurred by the District in

connection with the Landowner's pursuance of the Boundary Amendment (the "**District Expenses**").

NOW THEREFORE, based upon good and valuable consideration and mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. PURSUANCE OF THE BOUNDARY AMENDMENT; PROVISION OF THE DISTRICT EXPENSES. The Landowner will expeditiously proceed with the pursuance of the Boundary Amendment, including the preparation and filing of a petition with the Commission and the holding of all necessary public hearings that may be required to effectuate same. In consideration of the Board's consent to the Landowner's proposed Boundary Amendment, the Landowner agrees to fully fund all of the District Expenses associated with the Boundary Amendment, and to use its good faith best efforts to proceed in an expeditious manner with the prosecution of the procedural requirements detailed in the Act to effect the Boundary Amendment.

2. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special or punitive damages), injunctive relief and/or specific performance.

3. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegals' fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

4. AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

5. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

6. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

7. NOTICES. All notices, requests, consents and other communications under this Agreement (the "**Notice**" or "**Notices**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the parties, as follows:

A. If to the District: Rivers Edge Community Development District
475 West Town Place, Suite 114

St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kilinski Van Wyk PLLC
2529 Herschel Street
Jacksonville, Florida 32204
Attn: District Counsel

B. If to the Landowner: Mattamy Jacksonville LLC
10375 Centurion Parkway North, Suite 410
Jacksonville, Florida 32256
Attn: Clifford L. Nelson

With a copy to: Mattamy Jacksonville LLC
4901 Vineland Road, Suite 450
Orlando, Florida 32811
Attn: Nicole Swartz

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: Lindsay Whelan

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Landowner may deliver Notices on behalf of the District and the Landowner. Any party or other person to whom Notices are to be sent or copied may notify the parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

8. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

9. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

10. CONTROLLING LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in St. Johns County, Florida.

11. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties in accordance with Section 12 herein.

12. TERMINATION. Either party may terminate this Agreement upon a breach by the other party, notice of which breach shall be provided to all parties at the addresses noted above, and only after the breaching party is provided fifteen (15) calendar days' period to cure said breach.

13. PUBLIC RECORDS. The Landowner understands and agrees that all documents of any kind provided to the District or to District staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

15. SOVEREIGN IMMUNITY. The Landowner agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS THEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

MATTAMY JACKSONVILLE LLC, a Delaware
limited liability company

Witness

By: _____
Name: Clifford L. Nelson
Its: Vice President

Composite Exhibit A: Legal Description of Contraction Parcels
Exhibit B: Legal Description of Expansion Parcel

Composite Exhibit A

Legal Description of Contraction Parcels

Exhibit B

Legal Description of Expansion Parcel

Enclosure 3

Resolution consenting to boundary amendment

RESOLUTION 2026-__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT CONSENTING TO MATTAMY JACKSONVILLE LLC PURSUING A BOUNDARY AMENDMENT RELATIVE TO CERTAIN OF ITS REAL PROPERTY LOCATED WITHIN THE DISTRICT, DIRECTING DISTRICT STAFF TO COORDINATE WITH THE LANDOWNER RELATIVE TO SAME, APPROVING A FUNDING AGREEMENT RELATIVE TO SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge Community Development District (the “**District**”) is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “**Act**”), and Rule 42FFF-1.001 (the “**Rule**”) of the Florida Land and Water Adjudicatory Commission (the “**Commission**”); and

WHEREAS, the District presently consists of 1,676.79 acres, more or less, as more fully described in the Rule; and

WHEREAS, Mattamy Jacksonville LLC (the “**Landowner**”) desires to pursue a boundary amendment with the Commission, at its own cost and expense, to remove the real property described in the attached **Composite Exhibit A** (the “**Contraction Parcels**”) from the District’s boundary and to add the real property described in the Attached **Exhibit B** (the “**Expansion Parcel**”) (the “**Boundary Amendment**”); and

WHEREAS, the proposed Boundary Amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District (the “**Amended District**”) will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land within the Amended District, the District remains the best alternative available for delivering community development services and facilities; and

WHEREAS, the proposed Boundary Amendment is not inconsistent with either the State or local comprehensive plan; and

WHEREAS, the area of land that will lie within the Amended District will continue to be amenable to separate special district government; and

WHEREAS, in order to induce the District’s Board of Supervisors (the “**Board**”) to consent to the Boundary Amendment, the Landowner has agreed to fund all managerial, engineering, legal and other fees and costs and filing fees that may be incurred by the District in connection with the Landowner’s pursuance of same (the “**District Expenses**”); and

WHEREAS, the District accordingly desires to consent to the Landowner’s pursuance of the Boundary Amendment, to authorize District staff to coordinate with the Landowner in the provision of information or preparation of documents needed for the Boundary Amendment, and to approve a funding agreement with the Landowner relative to same.

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

SECTION 1. Recitals. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Consent to Landowner’s Boundary Amendment. The Board hereby consents to the Landowner’s pursuance of the Boundary Amendment, directs District staff to coordinate with the Landowner in the provision of information or preparation of documents needed for the Boundary Amendment, approves that certain *Boundary Amendment Funding Agreement*, dated February 18, 2026 and attached hereto as **Exhibit C** relative to the Landowner’s obligation to fund the costs of the District Expenses, and authorizes the execution thereof by the Chairman, or the Vice-Chairman in his absence.

SECTION 3. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED this 18th day of February, 2026.

ATTEST:

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: Legal Description of Contraction Parcels
Exhibit B: Legal Description of Expansion Parcel
Exhibit C: Boundary Amendment Funding Agreement

COMPOSITE EXHIBIT A

Legal Description of Contraction Parcels

EXHIBIT B

Legal Description of Expansion Parcel

EXHIBIT C

Boundary Amendment Funding Agreement, dated February 18, 2026

NINTH ORDER OF BUSINESS

OPTION A

NO ASSESSMENT INCREASE

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Rivers Edge Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 19, 2026

HOUR: 5:00 p.m.

LOCATION: Rivertown Amenity Center – RiverHouse
156 Landing Street
St. Johns, Florida 32259

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County, Florida, at least sixty (60) days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF MAY 2026.

ATTEST:

**RIVERS EDGE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

OPTION B

ASSESSMENT INCREASE

RESOLUTION 2026-__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Rivers Edge Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “**District’s Office**,” Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill

issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 19, 2026
HOUR: 5:00 p.m.
LOCATION: Rivertown Amenity Center – RiverHouse
156 Landing Street
St. Johns, Florida 32259

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County, Florida, at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed by Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF MAY 2026.

ATTEST:

**RIVERS EDGE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Rivers Edge
Community Development District



Proposed Budget
FY 2027

Presented by:



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Rivers Edge
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
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REVENUES:

Special Assessments - On Roll	\$ 2,748,249	\$ 2,687,653	\$ 60,595	\$ 2,748,247	\$ 3,215,212
Misc Income/Interest	28,000	15,940	10,000	25,940	30,000
Rental Revenue	20,000	10,826	8,500	19,326	20,000
Cost Share Landscaping Rivers Edge II	313,604	156,802	156,802	313,604	405,372
Cost Share Amenity Rivers Edge II	2,365	1,182	1,183	2,365	-
Cost Share Amenity Rivers Edge III	109,345	54,672	54,673	109,345	35,750
Community Garden	1,500	1,125	375	1,500	1,500
Tennis Revenue	1,000	-	-	-	-
Special Events	20,000	15,895	10,000	25,895	20,000
Carry Forward	121,800	-	121,800	121,800	-

TOTAL REVENUES	\$ 3,365,863	\$ 2,944,096	\$ 423,927	\$ 3,368,023	\$ 3,727,834
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 5,400	\$ 6,000	\$ 11,400	\$ 12,000
FICA Expense	918	413	459	872	918
District Engineer	25,000	7,843	17,157	25,000	25,000
District Counsel	60,000	23,934	25,000	48,934	50,000
District Management	56,040	28,020	28,020	56,040	59,400
Assessment Roll Administration	5,899	5,899	-	5,899	6,200
Dissemination Agent	7,197	4,399	2,798	7,197	7,415
Information Technology	3,407	1,703	1,703	3,407	3,500
Website Maintenance	1,755	878	877	1,755	1,825
Annual Audit	5,300	-	6,200	6,200	6,300
Trustee Fees	12,500	11,982	-	11,982	12,500
Arbitrage Rebate	1,800	1,200	600	1,800	1,800
Telephone	500	48	452	500	500
Postage	2,500	1,130	1,370	2,500	2,500
Printing & Binding	2,000	265	1,735	2,000	2,000
Insurance	12,165	10,918	-	10,918	14,258
Legal Advertising	2,500	472	2,028	2,500	2,500
Other Current Charges	200	340	500	840	1,000
Office Supplies	50	7	43	50	50
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 211,905	\$ 105,024	\$ 94,943	\$ 199,967	\$ 209,841
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Operations & Maintenance

Grounds Maintenance

Field Operations Management (Vesta)	\$ 41,230	\$ 20,615	\$ 20,615	\$ 41,230	\$ 43,294
Landscape Maintenance	1,099,201	560,057	539,144	1,099,201	1,200,000
Landscape Contingency	107,000	53,915	95,000	148,915	157,000
Irrigation Repairs and Maintenance	65,000	70,251	30,000	100,251	100,000
Lake Maintenance	62,000	27,780	34,220	62,000	63,320
Irrigation Water Use	260,000	98,440	155,650	254,090	260,000
Electric	208,300	121,851	100,000	221,851	239,616
Street Lighting & Signage Repairs and Replacements	45,000	29,490	30,000	59,490	52,000
Street and Drainage Maintenance	5,000	580	4,420	5,000	5,000
Repairs and Maintenance	50,000	41,580	35,000	76,580	80,000

TOTAL GROUNDS MAINTENANCE	\$ 1,942,731	\$ 1,024,558	\$ 1,044,049	\$ 2,068,608	\$ 2,200,230
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Rivers Edge
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<u>Amenity Center - River House</u>					
General Manager (Vesta)	\$ 48,911	\$ 25,334	\$ 23,577	\$ 48,911	\$ 51,354
Amenity Manager (Vesta)	59,064	29,532	29,532	59,064	59,579
Maintenance Service (Vesta)	109,188	54,594	54,594	109,188	115,760
Lifestyle Director (Vesta)	45,342	22,671	22,671	45,342	47,791
Lifeguards (Vesta)	47,256	3,977	43,279	47,256	50,541
Guest Services (Vesta)	53,228	26,614	26,614	53,228	56,930
Security Monitoring	2,400	1,252	1,148	2,400	2,600
Security Guards	103,840	54,880	48,959	103,840	104,400
Telephone & Internet	25,000	5,843	6,000	11,843	13,000
Insurance	109,782	104,738	-	104,738	109,975
Fitness Equipment Lease	27,921	27,921	-	27,921	27,921
Janitorial Services & Supplies (Vesta)	34,748	17,374	17,374	34,748	36,903
Pressure Washing	5,000	350	4,650	5,000	2,500
Pool Chemicals (Poolsure)	26,095	9,861	16,234	26,095	28,000
Natural Gas	590	340	360	700	860
Electric	39,720	12,669	13,700	26,369	27,500
Water & Sewer	50,000	22,411	22,411	44,822	46,100
Repair & Replacements	99,043	78,905	30,000	108,905	100,000
Refuse	60,800	12,219	13,000	25,219	26,000
Pest Control	11,000	3,726	3,786	7,512	7,800
Fire Alarm System Maintenance	2,000	175	1,500	1,675	4,500
Access Cards	6,500	-	3,950	3,950	3,950
License & Permits	1,800	405	1,395	1,800	1,800
Other Current	8,000	813	7,187	8,000	8,000
Special Events	50,000	37,041	12,959	50,000	50,000
Holiday Decorations	30,000	26,796	3,204	30,000	30,000
Office Supplies & Postage	3,500	2,418	1,082	3,500	3,500
Community Garden	500	-	500	500	500
TOTAL AMENITY CENTER - RIVER HOUSE	\$ 1,061,228	\$ 582,861	\$ 409,666	\$ 992,527	\$ 1,017,763
<u>Reserves</u>					
General Reserve - Grounds Maintenance	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 150,000
General Reserve - Amenity Center	75,000	-	75,000	75,000	150,000
TOTAL RESERVES	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 300,000
TOTAL EXPENDITURES	\$ 3,365,863	\$ 1,712,444	\$ 1,698,658	\$ 3,411,102	\$ 3,727,834
<u>Other Sources/(Uses)</u>					
Interlocal Transfer In/(Out)	-	-	-	-	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 1,231,652	\$(1,274,731)	\$(43,078)	\$ -

Rivers Edge
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments - Tax Roll

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund a portion of the General Operating Expenditures for the fiscal year. These are collected on the St. Johns County Tax Roll for platted lands. Unplatted lands are direct billed to the landowner.

Misc Income/Interest

Miscellaneous income from access card proceeds from residents and guests of the community and any other income is deposited to the District. The District will have funds invested in a money market fund with U.S. Bank that earns interest based upon the estimated balance invested throughout the year. Also included are insurance reimbursement costs.

Rental Revenue

Income received from residents/non-residents for rental of cabana, pool and River House area.

Cost Share Landscaping Rivers Edge II

Mattamy Rivertown LLC and Rivers Edge CDD II have an agreement to cost share a portion of the maintenance costs for landscaping. Cost share is based on future development and estimated costs.

Cost Share Amenity Rivers Edge III

Mattamy Rivertown LLC and Rivers Edge CDD III have an agreement to cost share a portion of the maintenance costs for amenities. Cost share is based on future development and estimated costs.

Cost Share Amenity Rivers Edge II

Mattamy Rivertown LLC and Rivers Edge CDD II have an agreement to cost share a portion of the maintenance costs for amenities. Cost share is based on future development and estimated costs.

Community Garden

Income received from community garden fees.

Tennis Revenue

Income received from tennis camps.

Special Events

Income received from residents for rental of clubroom or patio and special events deposits.

Expenditures - Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting that they attend.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

District Engineer

The District's engineer, Prime AE Group, will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

District Counsel

The District's legal counsel, Kilinski Van Wyk, PLLC, will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Assessment Roll Administration

The District has contracted with Governmental Management Services for the certification of the District's annual maintenance and debt service assessments to the County Tax Collector.

Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Vendor		Description	Monthly	Annual
GMS	Dissemination Agent		\$ 583	\$ 7,000
Disclosure Services	Revised Amortization Schedules			800
Total				\$ 7,800

Rivers Edge
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Administrative (continued)

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger Toombs to conduct this annual audit, with the budgeted amount representing the estimated cost.

Trustee Fees

A Trustee at U.S. Bank holds the District's series 2016, 2018, & 2018A Special Assessment Revenue Bonds. The amount represents the fee for the administration of the District's bond issue.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016, 2018, & 2018A Special Assessment Refunding and Revenue Bonds. The District has contracted with Grau and Associates to calculate the rebate liability and submit a report to the District.

Telephone

Internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon estimated premiums.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Field

Field Operations Management

The District has contracted with Vesta to provide onsite services for field contract administration, field inspections, and oversight of the following maintenance items: Landscape, Lakes, Roadways, and Utilities.

Vendor	Description	Monthly	Annual
Vesta	Field Operation Mgmt	\$ 3,608	\$ 43,294

Landscape Maintenance

The District contracted with Yellowstone to maintain the common areas of the District and Amenity Center.

Landscape Contingency

For additional landscape services and possible storm cleanup.

Irrigation Repairs and Maintenance

Estimated miscellaneous irrigation maintenance and repair costs.

Rivers Edge
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Field (continued)

Lake Maintenance

Maintenance costs to maintain lakes and control vegetation and algae.

Vendor	Description	Monthly	Annual
Florida Waterways, Inc.	Lake Maintenance	\$ 5,110	\$ 61,320
	Contingency		2,000
	Total		\$ 63,320

Irrigation/Reclaimed Water

Estimated costs for irrigation by the District for reuse water billed by JEA.

Location	Meter	Monthly	Annual
10 Bailey Creek Apr	87744848	\$ 311	\$ 3,730
109 Cloverbrook Rd	85557736	24	282
109 Fawnwood	86408611	128	1,530
112 Maybeck Dr	84918378	34	409
121 Cabot Place Apt IR01	85639239	90	1,085
1217 Rivertown Main St	89735374	644	7,733
128 Maybeck Dr	84966345	417	5,003
140 Whistling Straits Dr	84332628	516	6,192
141 Kendall Crossings	89010656	1,260	15,125
141 Whirlaway Ct	210027239	191	2,288
149 Lanier St Apt IR01	80914013	511	6,133
15 Baya St	89140567	246	2,956
15 Kendall Crossings Dr	100717050	1,505	18,063
16 Cloverbrook	82157881	85	1,017
1668 Orange Branch TL APT IR01	80529647	248	2,974
17 Baya St	73270055	24	282
1846 Orange Branch Trl	87614666	451	5,417
234 Perdido St	81855994	25	298
252 Rawlings Dr Apt IR01	100316756	439	5,266
258 Rivertown Main St	98497965	311	3,737
261 Indian Grass	85083644	868	10,422
262 Chandler Dr APT IR01	86823624	54	651
277 Footbridge Apt IR01	514012014	32	385
29 Rivertown Bv	68090742	1,842	22,107
308 Oak Shadow Pl	88310615	48	572
316 Rambling Water Run	83459834	434	5,205
32 Fawnwood	88310637	47	562
324 Silkgrass Pl	87614708	113	1,361
33 Calumet Dr Apt IR01	97643961	158	1,893
341 Calumet Dr Apt IR01	83003074	166	1,992
345 Orange Branch TL APT IR01	84682773	1,197	14,358
366 Sternwheel Dr	86349187	1,081	12,969
373 Waterfront Dr	94647727	355	4,262
386 Perdido St Apt LS01	99145258	65	784
39 Riverwalk Blvd	71731588	66	787
39 Riverwalk Blvd	70602127	27	330
405 Oak Shadow Pl	87386163	220	2,637
407 Yearling BV	95047041	48	581
41 Indian Grass Rd	89040870	721	8,653
41 Oak Shadow Pl	87614709	95	1,139
481 Indian Grass	85083641	910	10,925
49 Fiddlewood Dr	89393736	32	385
498 Narrowleaf Dr Apt IR01	84966365	927	11,122
53 Walnut Glen CT APT IR01	92407097	135	1,618
547 Rivertown Main Street	82400253	27	322
598 Kendall Crossings Dr	83113752	549	6,591
674 Sternwheel Dr	72407045	32	385
6824 Longleaf Pine PY APT IR01	87614645	38	450
72 High Brush Ct Apt IR01	95047214	38	450
7601 Longleaf Pine PY	70204198	88	1,052
7904 Longleaf Pine PY	93268721	38	450
8102 Longleaf Pine PY	70204176	38	450
847 Orange Branch TL APT IR01	99436242	200	2,400
87 Kendall Crossing Dr Apt IR01	100691769	1,429	17,147
88 Riverfront TL	71731611	146	1,749
Contingency		1,945	23,335
	Total	\$ 21,667	\$ 260,000

Rivers Edge
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Field (continued)

Electric (Street Lights and Pumps)

Estimated costs for electric billed to the District by FPL.

Location	Meter	Monthly	Annual
373 Waterfront Dr # Lights	0849527304	\$ 35	\$ 418
43 Secret River PL #Lights	0961173390	32	384
66 Foot Bridge Dr #Lights	1840736282	65	780
158 Chandler Dr #IRR	1948796477	29	348
20 Cloverbrook Rd #IRR	1983445246	29	344
153 Rawlings Dr #Lights	2027153390	57	685
53 LANIER ST # LIGHTS	2138829185	60	718
20 Twin Flower Pl #Entry	2306702586	30	355
380 Sternwheel Dr	2961434400	153	1,840
1758 Orange Branch Trl	3022429090	56	667
49 Indian Grass Dr #IRR	3719284246	29	345
47 Narrowleaf Dr # Mail Kiosk	3733493484	29	351
595 Rivertown Main St #Lights	4535462172	50	597
7306 Longleaf Pine Pkwy #Sign	5262085169	33	391
156 Landing St # Lights	5292756029	109	1,305
216 Perdido ST Kiosk	5465700168	37	441
808 KEYSTONE CORNERS BLVD #IRR	5822774047	83	995
459 Kendall Crossing Dr #LGTS	5923894249	31	372
385 RUSKIN DR #LTG	6130612309	144	1,728
783 Rivertown Main St. # Lights	6547572179	85	1,025
25 Rafter Tail Ln #Entr	6649873020	81	976
8 Mascotte Place	7123229028	54	651
131 Rivertown Main St #Lights	7248902178	126	1,517
251 Waterfront Dr #Lights	7663646300	38	456
427 Rivertown Main St. #Lights	7862742173	87	1,040
71 Landing St #Park	7975970117	31	375
147 Chipola Trce #Lights	8461452438	33	399
2198 Orange Branch Trl #ENTR	8521892243	76	914
686 NARROWLEAF DR # IRR	9067238536	30	356
484 INDIAN GRASS DR # IRR	9116255242	29	344
109 Rivertown Main St. #Fountains	9328401261	2,270	27,238
98 Perdido St #Lights	9390325356	33	399
111 Orange Branch Trail	9614703305	15,207	182,488
324 Silkgrass PL IRR	9116038283	31	369
13 Fawnwood St	1136848288	31	374
41 Oak Shadow Place	5656738282	28	339
405 Oak Shadow Place	4043348285	28	339
1694 Rivertown Main St #ST LTS	4971027273	203	2,441
95 Lindenwood Pl #IRR	1279982217	76	915
Contingency		300	3,600
	Total	\$ 19,968	\$ 239,616

Street Lighting & Signage Repairs

The estimated costs for street lighting and signage repairs and replacements.

Street and Drainage Maintenance

The estimated costs for street and drainage repairs.

Repairs and Maintenance

Estimated costs for other repairs and maintenance incurred by the District.

Expenditures – Amenity Center

General Manager

The District has contracted with Vesta Property Services, Inc. to provide general amenity management, facility administration, and special event coordinator services.

Vendor	Description	Monthly	Annual
Vesta	General Manager	\$ 4,280	\$ 51,354

Amenity Manager

The District contracted with Vesta Property Services to provide management services for the Amenity Center.

Rivers Edge
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Amenity Center (continued)

Maintenance Services

The District has contracted with Vesta Property Services, Inc to provide maintenance and repairs necessary for upkeep of the Amenity Center and common grounds area.

Lifestyle Director

The District has contracted with Vesta Property Services, Inc to provide planning, implementation, and supervision of the day-to-day social, recreational group activities and entertainment for the residents living at the community.

Lifeguards/Pool Attendants

The District has contracted with Vesta Property Services, Inc. to provide pool lifeguards/or pool attendants during the operating season for the pool.

Vendor	Description	Monthly	Annual
Vesta	Lifeguards/Pool	\$ 4,212	\$ 50,541

Guest Services

The District has contracted with Vesta to provide guest service for the amenity center, including greeting patrons, providing facility tours, issuing access cards, and enforcing policy.

Security Monitoring

Maintenance costs of the security alarms/cameras provided by Sonitrol.

Vendor	Description	Monthly	Annual
Sonitrol	Security Monitoring	\$ 209	\$ 2,504
	Contingency		96
	Total		\$ 2,600

Security Guards

The District has entered into contracts with Giddens Security for security patrols and mileage reimbursement on District property, and with the St. Johns Sheriff's Office for off-duty patrols.

Vendor	Description	Monthly	Annual
Giddens Security	Security Patrols	\$ 5,800	\$ 69,600
SJCSO OffDuty	Security Patrols	2,900	34,800
	Total	\$ 8,700	\$ 104,400

Telephone & Internet

The estimated cost for telephone and Internet services for the Amenity Center provided by Comcast.

Insurance

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity and other District facilities.

Fitness Equipment Lease

The District has contracted with Macrolease to rent fitness equipment.

Janitorial Services & Supplies

The District is under contract with Vesta Property Services, Inc. to provide janitorial cleaning for the Amenity Center.

Vendor	Description	Monthly	Annual
Vesta	Janitorial Sv	\$ 3,075	\$ 36,903

Pressure Washing

Estimated costs to have the District Amenity Center pressure washed.

Rivers Edge
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Amenity Center (continued)

Pool Chemicals (Poolsure)

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

Vendor	Description	Monthly	Annual
Poolsure	Pool Chemicals Oct-Mar	\$ 1,725	\$ 10,350
Poolsure	Pool Chemicals Apr-Sept	2,730	16,377
	Contingency		1,273
	Total		\$ 28,000

Natural Gas

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

Location	Monthly	Annual
156 Landing St	\$ 68	\$ 816
Contingency		44
Total		\$ 860

Electric

Estimated costs for electric billed to the District by FPL.

Location	Meter	Monthly	Annual
156 Landing St Club House	0073172207	\$ 513	\$ 6,153
136 Landing St (Tennis)	8675434248	858	10,298
140 Landing St Fitness	2299084240	741	8,888
Contingency			2,162
Total			\$ 27,500

Water & Sewer

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

Location	Meter	Monthly	Annual
156 Landing St -Sewer	84310710	\$ 1,068	\$ 12,820
156 Landing St -Fire Sprinkler	67090752	44	533
156 Landing St -Water	70924484	604	7,251
156 Landing St -Water	84310710	331	3,972
156 Landing St -Irrigation	68090752	843	10,114
91 Lanier St.-Water	80913987	191	2,287
91 Lanier St.-Sewer	80913987	456	5,467
39 Riverwalk Blvd- Sewer	70602127	59	703
88 Riverfront TL-Sewer	73060269	103	1,230
88 Riverfront TL-Water	73060269	37	446
Contingency		106	1,277
Total		\$ 3,842	\$ 46,100

Repair & Replacements

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

Refuse Service

Garbage disposal services for the Amenity Centers provided by Republic Services.

Vendor	Description	Monthly	Annual
Republic Services	Clubhouse	\$ 1,365	\$ 16,374
Republic Services	Park	672	8,064
	Contingency		1,561
	Total		\$ 26,000

Pest Control

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

Vendor	Description	Monthly	Annual
Turners Pest Control	Pest Control	\$ 650	\$ 7,800

Fire Alarm System Maintenance

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

Access Cards

Represents the estimated cost for access cards to the District's Amenity Center.

License & Permits

Represents license fees for amenity center and permit fees paid to the Florida Department of Health in St. Johns County for the swimming pool.

Rivers Edge
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Amenity Center (continued)

Other Current

Represents the miscellaneous cost incurred by the District’s Amenity Center.

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Decorations

Represents estimated costs for the District to decorate the Amenity Center for the holidays.

Office Supplies & Postage

Costs of supplies and postage incurred for the operation of the Amenity Center.

Community Garden

Represents costs associated with the operations of the community garden. These costs are estimated for electric, water and other miscellaneous costs.

Expenditures – Reserves

General Reserves

Establishment of general reserve to fund future replacements of capital items.

Rivers Edge

Community Development District

Proposed Budget

Debt Service Series 2016 Capital Improvement Revenue and Refunding Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 709,452	\$ 693,763	\$ 15,641	\$ 709,405	\$ 709,404
Interest Earnings	5,000	12,086	5,000	17,086	5,000
Carry Forward Surplus ⁽¹⁾	357,500	361,163	-	361,163	355,739
TOTAL REVENUES	\$ 1,071,951	\$ 1,067,013	\$ 20,641	\$ 1,087,654	\$ 1,070,143
EXPENDITURES:					
Interest - 11/1	\$ 233,655	\$ 233,523	-	\$ 233,523	\$ 227,913
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	233,523	-	233,393	233,393	227,913
Principal - 5/1	240,000	-	240,000	240,000	250,000
Principal Prepayment - 5/1	-	-	20,000	20,000	-
TOTAL EXPENDITURES	\$ 707,178	\$ 238,523	\$ 493,393	\$ 731,915	\$ 705,825
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 707,178	\$ 238,523	\$ 493,393	\$ 731,915	\$ 705,825
EXCESS REVENUES (EXPENDITURES)	\$ 364,774	\$ 828,490	\$ (472,751)	\$ 355,739	\$ 364,318

⁽¹⁾ Carry Forward is Net of Reserve Requirement

	Interest Due 11/1/27	\$ 221,400
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Rivers Edge

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2016 Capital Improvement Revenue and Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	8,670,000	4.5%	-	227,913	701,305
05/01/27	8,670,000	4.5%	250,000	227,913	
11/01/27	8,420,000	4.5%	-	221,400	699,313
05/01/28	8,420,000	4.5%	265,000	221,400	
11/01/28	8,155,000	5.2%	-	214,495	700,895
05/01/29	8,155,000	5.2%	280,000	214,495	
11/01/29	7,875,000	5.2%	-	207,200	701,695
05/01/30	7,875,000	5.2%	295,000	207,200	
11/01/30	7,580,000	5.2%	-	199,518	701,718
05/01/31	7,580,000	5.2%	310,000	199,518	
11/01/31	7,270,000	5.2%	-	191,443	700,960
05/01/32	7,270,000	5.2%	325,000	191,443	
11/01/32	6,945,000	5.2%	-	182,978	699,420
05/01/33	6,945,000	5.2%	345,000	182,978	
11/01/33	6,600,000	5.2%	-	173,990	701,968
05/01/34	6,600,000	5.2%	365,000	173,990	
11/01/34	6,235,000	5.2%	-	164,483	703,473
05/01/35	6,235,000	5.2%	380,000	164,483	
11/01/35	5,855,000	5.2%	-	154,585	699,068
05/01/36	5,855,000	5.2%	405,000	154,585	
11/01/36	5,450,000	5.3%	-	144,035	703,620
05/01/37	5,450,000	5.3%	425,000	144,035	
11/01/37	5,025,000	5.3%	-	132,963	701,998
05/01/38	5,025,000	5.3%	445,000	132,963	
11/01/38	4,580,000	5.3%	-	121,370	699,333
05/01/39	4,580,000	5.3%	470,000	121,370	
11/01/39	4,110,000	5.3%	-	108,915	700,285
05/01/40	4,110,000	5.3%	495,000	108,915	
11/01/40	3,615,000	5.3%	-	95,798	699,713
05/01/41	3,615,000	5.3%	525,000	95,798	
11/01/41	3,090,000	5.3%	-	81,885	702,683
05/01/42	3,090,000	5.3%	555,000	81,885	
11/01/42	2,535,000	5.3%	-	67,178	704,063
05/01/43	2,535,000	5.3%	585,000	67,178	
11/01/43	1,950,000	5.3%	-	51,675	703,853
05/01/44	1,950,000	5.3%	615,000	51,675	
11/01/44	1,335,000	5.3%	-	35,378	702,053
05/01/45	1,335,000	5.3%	650,000	35,378	
11/01/45	685,000	5.3%	-	18,153	703,530
05/01/46	685,000	5.3%	685,000	18,153	703,153
Total			\$ 8,910,000	\$ 5,824,093	\$ 14,734,093

Rivers Edge

Community Development District

Proposed Budget Debt Service Series 2018 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments Tax Roll	\$ 458,917	\$ 443,636	\$ 10,002	\$ 453,638	\$ 453,638
Interest Earnings	5,000	6,487	4,000	10,487	5,000
Carry Forward Surplus ⁽¹⁾	214,750	222,348	-	222,348	212,167
TOTAL REVENUES	\$ 678,667	\$ 672,470	\$ 14,002	\$ 686,472	\$ 670,805
EXPENDITURES:					
Interest - 11/1	\$ 164,653	\$ 164,653	-	\$ 164,653	\$ 161,153
Principal Prepayment - 2/1	-	5,000	-	5,000	-
Interest - 5/1	164,653	-	164,653	164,653	161,153
Principal - 5/1	135,000	-	135,000	135,000	140,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$ 464,305	\$ 169,653	\$ 304,653	\$ 474,305	\$ 462,305
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 464,305	\$ 169,653	\$ 304,653	\$ 474,305	\$ 462,305
EXCESS REVENUES (EXPENDITURES)	\$ 214,362	\$ 502,818	\$ (290,650)	\$ 212,167	\$ 208,500

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 157,793

Rivers Edge
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2018 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	6,110,000	4.8%		161,153	161,153
05/01/27	6,110,000	4.8%	140,000	161,153	
11/01/27	5,970,000	4.8%	-	157,793	458,945
05/01/28	5,970,000	4.8%	150,000	157,793	
11/01/28	5,820,000	5.2%	-	154,193	461,985
05/01/29	5,820,000	5.2%	155,000	154,193	
11/01/29	5,665,000	5.2%	-	150,163	459,355
05/01/30	5,665,000	5.2%	165,000	150,163	
11/01/30	5,500,000	5.2%	-	145,873	461,035
05/01/31	5,500,000	5.2%	175,000	145,873	
11/01/31	5,325,000	5.2%	-	141,323	462,195
05/01/32	5,325,000	5.2%	180,000	141,323	
11/01/32	5,145,000	5.2%	-	136,643	457,965
05/01/33	5,145,000	5.2%	190,000	136,643	
11/01/33	4,955,000	5.2%	-	131,703	458,345
05/01/34	4,955,000	5.2%	200,000	131,703	
11/01/34	4,755,000	5.2%	-	126,503	458,205
05/01/35	4,755,000	5.2%	215,000	126,503	
11/01/35	4,540,000	5.2%	-	120,913	462,415
05/01/36	4,540,000	5.2%	225,000	120,913	
11/01/36	4,315,000	5.2%	-	115,063	460,975
05/01/37	4,315,000	5.2%	235,000	115,063	
11/01/37	4,080,000	5.2%	-	108,953	459,015
05/01/38	4,080,000	5.2%	250,000	108,953	
11/01/38	3,830,000	5.2%	-	102,453	461,405
05/01/39	3,830,000	5.4%	265,000	102,453	
11/01/39	3,565,000	5.4%	-	95,364	462,816
05/01/40	3,565,000	5.4%	275,000	95,364	
11/01/40	3,290,000	5.4%	-	88,008	458,371
05/01/41	3,290,000	5.4%	290,000	88,008	
11/01/41	3,000,000	5.4%	-	80,250	458,258
05/01/42	3,000,000	5.4%	310,000	80,250	
11/01/42	2,690,000	5.4%	-	71,958	462,208
05/01/43	2,690,000	5.4%	325,000	71,958	
11/01/43	2,365,000	5.4%	-	63,264	460,221
05/01/44	2,365,000	5.4%	345,000	63,264	
11/01/44	2,020,000	5.4%	-	54,035	462,299
05/01/45	2,020,000	5.4%	360,000	54,035	
11/01/45	1,660,000	5.4%	-	44,405	458,440
05/01/46	1,660,000	5.4%	380,000	44,405	
11/01/46	1,280,000	5.4%	-	34,240	458,645
05/01/47	1,280,000	5.4%	405,000	34,240	
11/01/47	875,000	5.4%	-	23,406	462,646
05/01/48	875,000	5.4%	425,000	23,406	
11/01/48	450,000	5.4%	-	12,038	460,444
05/01/49	450,000	5.4%	450,000	12,038	462,038
Total			\$ 6,110,000	\$ 4,639,378	\$ 10,749,378

Rivers Edge Community Development District

Proposed Budget Debt Service Series 2018A1 & A2 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 444,246	\$ 434,230	\$ 9,790	\$ 444,020	\$ 444,020
Special Assessments - Prepayment	-	6,122	-	6,122	-
Interest Earnings	5,000	6,135	4,000	10,135	5,000
Carry Forward Surplus ⁽¹⁾	110,095	119,930	-	119,930	126,734
TOTAL REVENUES	\$ 559,341	\$ 566,417	\$ 13,790	\$ 580,207	\$ 575,754
EXPENDITURES:					
Series 2018A-1					
Interest - 11/1	\$ 47,752	\$ 47,752	\$ -	\$ 47,752	\$ 45,108
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	47,752	-	47,752	47,752	45,108
Principal - 5/1	170,000	-	170,000	170,000	175,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
Series 2018A-2					
Interest - 11/1	\$ 38,984	\$ 38,984	\$ -	\$ 38,984	\$ 36,766
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	38,984	-	38,984	38,984	36,766
Principal - 5/1	90,000	-	90,000	90,000	95,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$ 433,473	\$ 96,736	\$ 356,736	\$ 453,473	\$ 433,748
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 433,473	\$ 96,736	\$ 356,736	\$ 453,473	\$ 433,748
EXCESS REVENUES (EXPENDITURES)	\$ 125,868	\$ 469,680	\$ (342,946)	\$ 126,734	\$ 142,007
⁽¹⁾ Carry Forward is Net of Reserve Requirement			Interest Due 11/1/27		<u>\$ 77,083</u>

Rivers Edge
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2018A1 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	2,535,000	3.100%	-	45,108	45,108
05/01/27	2,535,000	3.100%	175,000	45,108	
11/01/27	2,360,000	3.200%	-	42,396	262,504
05/01/28	2,360,000	3.200%	180,000	42,396	
11/01/28	2,180,000	3.375%	-	39,516	261,911
05/01/29	2,180,000	3.375%	185,000	39,516	
11/01/29	1,995,000	3.500%	\$-	36,394	260,909
05/01/30	1,995,000	3.500%	190,000	36,394	
11/01/30	1,805,000	3.500%	-	33,069	259,463
05/01/31	1,805,000	3.500%	200,000	33,069	
11/01/31	1,605,000	3.500%	-	29,569	262,638
05/01/32	1,605,000	3.500%	205,000	29,569	
11/01/32	1,400,000	3.500%	-	25,981	260,550
05/01/33	1,400,000	3.500%	215,000	25,981	
11/01/33	1,185,000	3.750%	-	22,219	263,200
05/01/34	1,185,000	3.750%	220,000	22,219	
11/01/34	965,000	3.750%	-	18,094	260,313
05/01/35	965,000	3.750%	230,000	18,094	
11/01/35	735,000	3.750%	-	13,781	261,875
05/01/36	735,000	3.750%	235,000	13,781	
11/01/36	500,000	3.750%	-	9,375	258,156
05/01/37	500,000	3.750%	245,000	9,375	
11/01/37	255,000	3.750%	-	4,781	259,156
05/01/38	255,000	3.750%	255,000	4,781	
11/01/38	-	3.750%	-	-	259,781
Total			\$ 2,535,000	\$ 640,564	\$ 3,175,564

Rivers Edge
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2018A2 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	1,495,000	4.375%	-	36,766	36,766
05/01/27	1,495,000	4.375%	95,000	36,766	
11/01/27	1,400,000	4.375%	-	34,688	166,453
05/01/28	1,400,000	4.375%	100,000	34,688	
11/01/28	1,300,000	5.000%	-	32,500	167,188
05/01/29	1,300,000	5.000%	100,000	32,500	
11/01/29	1,200,000	5.000%	\$-	30,000	162,500
05/01/30	1,200,000	5.000%	110,000	30,000	
11/01/30	1,090,000	5.000%	-	27,250	167,250
05/01/31	1,090,000	5.000%	115,000	27,250	
11/01/31	975,000	5.000%	-	24,375	166,625
05/01/32	975,000	5.000%	120,000	24,375	
11/01/32	855,000	5.000%	-	21,375	165,750
05/01/33	855,000	5.000%	125,000	21,375	
11/01/33	730,000	5.000%	-	18,250	164,625
05/01/34	730,000	5.000%	130,000	18,250	
11/01/34	600,000	5.000%	-	15,000	163,250
05/01/35	600,000	5.000%	140,000	15,000	
11/01/35	460,000	5.000%	-	11,500	166,500
05/01/36	460,000	5.000%	145,000	11,500	
11/01/36	315,000	5.000%	-	7,875	164,375
05/01/37	315,000	5.000%	155,000	7,875	
11/01/37	160,000	5.000%	-	4,000	166,875
05/01/38	160,000	5.000%	160,000	4,000	
11/01/38	-	5.000%	-	-	164,000
Total			\$ 1,495,000	\$ 563,922	\$ 2,058,922

Rivers Edge
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Interest Income	\$ 10,000	\$ 17,727	\$ 10,000	\$ 27,727	\$ 15,000
General Reserve - Grounds Maintenance	75,000	-	75,000	75,000	150,000
General Reserve - Amenity Center	75,000	-	75,000	75,000	150,000
Carryforward	1,126,361	1,261,463	-	1,261,463	840,323
TOTAL REVENUES	\$ 1,286,361	\$ 1,279,190	\$ 160,000	\$ 1,439,190	\$ 1,155,323
EXPENDITURES:					
RiverHouse Access Control System (C/S)*	\$ 5,325	\$ 20,700	\$ -	\$ 20,700	\$ 24,653
RiverHouse Painting (C/S)*	32,191	49,492	-	49,492	-
RiverHouse Furniture (C/S)*	28,400	24,567	3,833	28,400	-
RiverHouse A/C Unit Replacement (C/S)	39,050	-	39,050	39,050	-
RiverHouse Tennis Court Fencing (C/S)	28,400	-	28,400	28,400	-
RiverHouse Pool Pump Sand Filtration (C/S)	44,375	-	-	-	-
Permanent Holiday Lighting (C/S)	27,690	-	27,690	27,690	-
Playground Equipment (C/S)	7,100	-	7,100	7,100	36,255
Pocket Parks Equipment Repair/Replacement (C/S)	15,744	-	15,744	15,744	16,315
Maintenance Golf Cart (C/S)	3,550	-	3,550	3,550	-
Maintenance Work Truck (C/S)*	23,075	62,731	-	62,731	-
Repair and Replacements*	10,000	315,011	-	315,011	10,000
Other Current Charges	1,000	71	929	1,000	1,000
RiverHouse Pool Operations Equipment (C/S)	-	-	-	-	126,893
RiverHouse Complex Fencing (C/S)	-	-	-	-	21,753
RiverFront Park Dock (C/S)	-	-	-	-	126,893
RiverHouse Patio Furniture (C/S)	-	-	-	-	10,877
RiverHouse Parking Lot Resurfacing (C/S)	-	-	-	-	63,446
RiverTown Blvd. Asphalt Resurfacing (C/S)	-	-	-	-	45,319
NorthLake Park Renovation (C/S)	-	-	-	-	21,753
RiverTown Blvd. Fencing Replacement (C/S)	-	-	-	-	32,630
RiverHouse Basketball Goals (C/S)	-	-	-	-	21,753
RiverFront Park Parking Lot (C/S)	-	-	-	-	29,004
RiverTown Entrance Pump/Filtration (C/S)	-	-	-	-	36,255
Tennis Court Resurfacing (C/S)	-	-	-	-	7,976
Pickleball & Tennis Court Survey (C/S)	-	-	-	-	10,877
RiverClub Expansion Joint (C/S)	-	-	-	-	18,128
TOTAL EXPENDITURES	\$ 265,900	\$ 472,572	\$ 126,296	\$ 598,868	\$ 661,780
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 265,900	\$ 472,572	\$ 126,296	\$ 598,868	\$ 661,780
EXCESS REVENUES (EXPENDITURES)	\$ 1,020,461	\$ 806,619	\$ 33,704	\$ 840,323	\$ 493,543

*Pending cost share (C/S) reimbursement

Capital Reserve Study

Description	FY 2027 Reserve Study	FY 2027 Proposed Budget	Variance
Reserves Beginning of Year	\$ 1,580,467	\$ 840,323	
Contributions	443,883	300,000	
Interest Income	74,251	15,000	
Expenditures	(168,082)	(661,780)	
Anticipated Balance	\$ 1,930,519	\$ 493,543	\$ (1,436,977)

Rivers Edge
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	Total Units	Bonds Units 2016	Bonds Units 2018	Bonds Units 2018A1 &A2	Annual Maintenance Assessments			
					FY 2027	FY 2026	Increase/ (decrease)	
Single Family - 30'-39' Lot	23	2	0	21	\$1,533.64	\$1,310.90	\$222.74	16.99%
Single Family - 40'-49' Lot	512	268	187	57	\$1,830.47	\$1,564.62	\$265.85	16.99%
Single Family - 50'-59' Lot	490	199	86	205	\$2,152.04	\$1,839.49	\$312.55	16.99%
Single Family - 60'-69' Lot	194	74	37	83	\$2,473.61	\$2,114.36	\$359.26	16.99%
Single Family - 70'-79' Lot	218	60	58	100	\$2,968.34	\$2,537.23	\$431.11	16.99%
Single Family - 80'+ Lot	81	43	28	10	\$3,289.91	\$2,812.09	\$477.81	16.99%
Total	1518	646	396	476				

TENTH ORDER OF BUSINESS

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES, RATES, FEES AND CHARGES OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*, and to authorize user charges, rates, and fees; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the revised rules, rates, fees, and charges as set forth in **Exhibit A**;

WHEREAS, the Board further finds that the imposition of fees for utilization of the recreation facilities and related services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interests of the District; and

WHEREAS, the Board finds that the fee structure outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including noticing and holding the requisite public hearing on May 20, 2026.

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

SECTION 1. The rules, rates, fees, and charges of the District set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business. The rules, rates, fees, and charges described in **Exhibit A** shall stay in full force and effect until such time as they are otherwise amended by the Board.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of May 2026.

ATTEST:

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Revised Fee Schedule (Resident Club Fee)

EXHIBIT A

Revised Fee Schedule (Resident Club Fee)

Annual Club Fee (includes registration and up to one free rental a week, subject to availability)	\$150
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Fee exemption:

Clubs with fewer than 15 participants per month will be exempt from the Annual Club Fee.