

*Rivers Edge
Community Development District*

June 17, 2026

AGENDA

**Rivers Edge
Community Development District**

www.RiversEdgeCDD.com

June 10, 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, June 17, 2026, at 11:00 a.m. at the Rivertown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Audience Comments Related to Agenda Items (Limited to 3 minutes per person)
- III. Approval of the Consent Agenda
 - A. Minutes of the May 20, 2026 Meeting
 - B. Financial Statements as of April 30, 2026
 - C. Check Register
- IV. Staff Reports
 - A. Landscape Maintenance - Report
 - B. District Engineer
 - C. District Counsel
 - D. District Manager – Update on Landscape RFP
 - E. General Manager
 1. Monthly Amenity, Field Operations and Pond Reports
 2. Discussion of Tennis Court Reservation System
- V. Consideration of Mattamy Request for Conveyance of Portion of Offsite Stormwater Pond

- VI. Consideration of Temporary Construction Agreement with AT&T
- VII. Acceptance of the Fiscal Year 2025 Audit Report
- VIII. Discussion of Fiscal Year 2027 Budget
- IX. Discussion of RiverHouse Renovation Proposals
- X. Discussion of USTA Tennis Court Use
- XI. Consideration of Resident Club Request (Mahjong)
- XII. Discussion of Wind Phone Proposal
- XIII. Other Business
- XIV. Supervisor Requests
- XV. Audience Comments
- XVI. Next Scheduled Meetings – July 1, 2026 at 10:00 a.m. (Special Joint Meeting) and July 15, 2026 at 11:00 a.m. (Regular Board Meeting) 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, May 20, 2026 at 5:03 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

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel by telephone
Mary Grace Henley	District Counsel
Ryan Stillwell	District Engineer
Jeff Mason	District Engineer
Jason Davidson	Regional General Manager, Vesta
Richard Losco	General Manager, Vesta
Kevin McKendree	Field Operations, Vesta
Ken Council	Amenity Manger, Vesta
D.J. Smith	Mattamy
Mike Scuncio	Yellowstone Landscape
Malcolm Santos	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the May 20, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 5:03 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident stated I would like to commend Yellowstone, I have never seen this place look so good. As you consider proposals in the next couple months keep in mind how good this looks versus what we had four years ago.

Ms. Caballero stated I agree, they are doing a great job, you see them working everyday

A resident stated I live by the Groves and would like to propose a four-person swing set with the two existing.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the March 18, 2026 Meeting**
- B. Financial Statements as of March 31, 2026**
- C. Check Register**

Mr. Baron asked is there a reason there are invoices being submitted by Yellowstone that are over five months old. There is a deadline of prior two months to be in the package.

Mr. Davidson stated I will have to research that.

Mr. Baron stated I would like an answer from GMS so it goes to the board members and based on that answer we will figure out whether there is an imposed fee back on Yellowstone. If this happens again beyond the 60 days, don't expect it to be paid.

Mr. Cameron stated the policy is 120 days.

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

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04
Consenting to Boundary Amendment**

**This item was moved up and taken out of order.*

Mr. Stillwell stated there was some confusion from the standpoint of what was actually occurring with the boundary amendment. We wanted to clarify by giving you a couple maps. The first map shows you in a black line where the CDD boundary is. That black line runs through all the red and green colors. That has nothing to do with property ownership. That is a legal line of where the CDD boundary is and where they can assess properties. The second map shows the property ownership on the same aerial with the same CDD boundary line shown. The CDD boundary line is black, the red and green is Mattamy ownership versus CDD ownership. The ask

with this boundary amendment specific to this area at the welcome center is to align the CDD boundary so that it makes logical sense for the remaining commercial parcel that is there that Mattamy owns. The legacy CDD boundary that exists today was based on old real estate lines of property ownership back prior to even St. Joe owning the property. The ask is to move that CDD boundary so that it aligns where common space landscaping ponds will be and takes the ownership that will be a commercial parcel out of the CDD boundary. Basically, the line does not follow where the real parcels are today. Where the splash pad is and where the pond is in reality would be still in the CDD boundary and where the commercial parcel is, would be outside the CDD boundary.

Mr. Maynard joined the meeting during this item.

Mr. Stillwell stated to close the loop on that one all of the other documentation in the agenda package shows the other boundary amendment, one is on the commercial parcel that is further down Longleaf Pine that at one point was considered for a fire station, the county no longer needs that fire station and that is the reason for that boundary amendment. That was originally a requirement of the DRI but is no longer required from the county’s perspective.

Ms. Gentry stated this is a resolution to be adopted to evidence the CDD’s consent to the boundary amendment.

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor Resolution 2026-04 Consenting to Boundary Amendment was approved.

SEVENTH ORDER OF BUSINESS

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

**This item was moved up and taken out of order.*

Mr. Stillwell stated this is consideration of the property transfer. We are talking about the pond on the south side of RiverTown Main Street at the main entrance off Longleaf. Just to the south of that pond is a commercial parcel that is not within the CDD boundary; the commercial parcel is on the back side of that pond. Currently that parcel does not have access from Longleaf Pine Parkway. At one point it was going to be accessed from the west, also from the north, and it currently doesn’t have access from Longleaf Pine Parkway. I put two other exhibits in front of you that show what the CDD currently owns, conservation easements still owned by Mattamy and

CDD II, and their ownership to the south. The closest residence to this parcel in CDD II is about 750-feet south of this parcel through the woods and conservation easement. Mattamy is requesting access from Longleaf through that pond so a portion of that pond will be filled in. The drainage calculations for that pond include this parcel from a drainage perspective in the water management district permit and by filling in that portion of the pond there is no impact to the drainage calculations. There is excess capacity in that pond. The ask is that the transfer of ownership of that specific portion of the pond on the south end so Mattamy has access into that parcel. There is another way, through an existing wetland at the south end of this pond but given there is excess capacity in the pond and not wanting to take out those trees this is the ask.

Mr. Baron stated we discussed at the last meeting that it is owned by the CDD and the CDD should be compensated in some way and what is currently on the table is, we would like to get ownership of that and waive everything. What is the compensation to the district? As a part of the compensation there may be a maintenance agreement for a portion of the pond. The nature trail goes up against this property.

Mr. Smith stated I will have our appraiser come out and appraise that portion.

Mr. Baron stated if it is okay with the board I will work with D.J. on any sidebar discussions or meetings.

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor Mr. Baron was authorized to enter into negotiations with Mattamy on the compensation of the property, the result of which will be brought back to the board for approval.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance - Report

Mr. Scuncio gave an overview of the Yellowstone Landscape update for April, copy of which was included in the agenda package.

B. District Engineer

There being none, the next item followed.

C. District Counsel

Ms. Henley stated the qualifying period for the general election is from noon June 8th to noon June 12th. Seat 2 held by supervisor Maynard and seat 4 held by supervisor McIntyre are up for election. Your Form 1 is due by July 1st. You will be reporting on financial disclosures and completing the ethics training for 2025, and the training you take this year will be reported in 2027.

D. District Manager

1. Report on Number of Registered Voters (3,370)

A copy of the letter from the supervisor of elections reporting that 3,370 registered voters reside in the district was included in the agenda package.

2. Reminder of Upcoming General Election and Qualifying Period

Mr. deNagy stated anyone interested in running for the board needs to be a qualified elector, at least 18 years of age, a citizen of the United States, legal resident of the State of Florida and of the district and registered to vote.

I came out yesterday and met with Kevin, Richard, and your insurance provider and did a tour of the RiverHouse, River Lodge, and River Club. They were very complimentary of how the amenity centers look and how well they have been kept.

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

Mr. Losco stated we have submitted the general manager’s report, the Lifestyle report, and Café manager’s report, and I have a couple additional items. We do have the Memorial Day Festivities on Monday, the annual luau party at the RiverHouse from 5 – 8 with the hula dancers, live music at the River Club from 2 – 5 p.m., and River Lodge we have a DJ for the kids from 2 – 3 p.m.

We are prepared for the summer season, which begins next Saturday. In relation to e-bikes and golf carts, we have had a lot of vandalism in the area and I want to report a specific incident on May 11th. Four children were in a golf cart and they destroyed a lot of the turf in Arbors Park. The damages came to \$3,000. The parents have been notified of the damages and they will be responsible for reimbursement of those damages. There were also implications for everyone that people need to know that there could be suspension of amenity privileges for the household in the future if we accept that course of action. I had to compliment the dad of the children with the golf

cart, he went to every home in that area that videotaped the damage and he had his children apologize to every resident in that community.

We are also looking at possibly charging them with criminal mischief and we want to tell the community that we are taking this very serious in relation to damage, and we will pursue reimbursement for any damage of property or landscape.

Mr. McIntyre stated whatever is within our purview through policy that we pursue every escalation.

Mr. Baron stated that is the way the police report is written, it is written as criminal mischief. When the family makes compensation and it comes back to the board and management will recommend to the board the next step, whether amenity privileges are removed.

Ms. Henley stated we will send a letter to the household and let them know about the property reimbursement, let them know which policies were violated and put them on notice that this could result in amenity suspension in the future. If they refuse to pay, that in itself is a violation and we will be back before you and suspend them until they pay that. Do you want a warning letter asking for property damage reimbursement first, or do you want to go ahead and impose an amenity suspension?

Mr. Baron stated I would like a letter to go out to the parents to show we are serious about the damages and collection of the damages.

Mr. Losco stated I have one other item and that is we did a heating cost estimation and comparison for the competition pool for heating the lap pool. Residents had approached Supervisor White concerning installation of a pool heater for the lap pool. He wanted us to give preliminary costs and possibly continue the discussion. We are seeking direction on this. There are three options: two electric and one gas. The electric option 1 for installation, blanket, and heating unit would cost \$148,690 and annual operating costs of \$94,000. The first year of installation for District 1 would be \$243,556.

Mr. McIntyre stated this has come up before and the numbers to retrofit that pool, we could add a whole other something that we don't have for that type of money than the annual maintenance of \$90,000.

The board discussed the number of people who use the lap pool, labor costs, after which the board took no action.

FIFTH ORDER OF BUSINESS

Cost share Requests

A. Ratification of Cost Share Request for Pond Maintenance (Ponds 105-110)

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the cost share request in the amount of \$2,653.98 for pond maintenance for ponds 105-110 was ratified.

B. Ratification of Cost Share Requests for the RiverHouse Pool Project

- 1. Repair Starting Platforms (CO #5)**
- 2. Step Repair (CO #6)**
- 3. Step Repair (CO #6)**
- 4. Speaker and Lighting Repair (CO #8)**
- 5. Drainage Repairs (CO #9)**

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor the cost share request for repair of starting platforms (CO #5) in the amount of \$9,828, CO #6 in the amount of \$6,318, CO #8 in the amount of \$6,550, CO #9 in the amount of \$7,250 were Ratified.

Mr. deNagy stated further in the agenda is an item, discussion of closeout of the pool project contract. As part of this contract, we have done a number of change orders. The handout shows you the original contract, as well as the net change orders #1, 2, 3, 5, 6, 7, 8 and 9, which are fully approved and add up to \$225,096. A part of the contract requires the contractor to up their performance and payment bond 3% based on the contracted price. Now that we have a revised contracted price there is a 3% change order for that increased bond for \$6,769.26. The board has the ability to waive that requirement, but it would not be our recommendation to do that.

Ms. Henley stated the contract requires that each time a change order was approved the increased contract amount would be added to the payment and performance bond required under the contract. That process wasn't followed so we asked Crown Pools to let us know how much it would be to add all of the change orders that have been approved to that payment and performance bonds and it is \$6,769.26. The effect of this if you do have them add the work to the payment and performance bonds it means that the performance bond will cover any warranty work under the change orders as well. Right now the performance bond only covers work under the original contract scope. Same thing with the payment bond. If there is a sub-contractor, material supplier that wasn't paid for some reason by Crown Pools we would make that payment under the payment

bond instead of filing suit. It is now a separate change order that was not done along the way. It is our recommendation that you do this.

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the change order for the payment and performance bond was approved.

C. Consideration of Cost Share Request for Design and Permitting of Stop Sign at Grand Bridge and Rivertown Main Street

Mr. Mason stated that the stop sign at Grand Bridge and Rivertown Main Street was requested by multiple residents. The proposal from Prosser is to prepare modified construction plans for the addition of a stop sign and stop bar, remove existing signage and submit for permitting through St. Johns County.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the cost share for design and permitting of stop sign at Grand Bridge and Rivertown Main Street for a total amount of \$6,000 and Rivers Edge CDD share amount of \$2,130 was approved.

D. Consideration of Cost Share Request for RiverHouse Pool Umbrella Replacements

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the cost share request for RiverHouse pool umbrella replacements for a total amount of \$19,162.34 and Rivers Edge CDD share amount of \$6,802.63 was approved.

E. Consideration of Cost Share Request for The Groves Playground

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the cost share request for The Groves Playground was approved in the total amount of \$79,454.37, with an additional 10% discount, for new total of \$71,488.57.

F. Consideration of Cost Share Request for Basketball Court Fencing

On MOTION by Mr. Maynard seconded by Mr. Cameron with four in favor and Mr. McIntyre not present to vote the cost share request for fencing the basketball court for a total amount of \$16,680 and Rivers Edge CDD share amount of \$5,921.40 was approved.

G. Consideration of Cost Share Request for Security Cameras

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the cost share request for cameras for a total amount of \$10,800 and Rivers Edge CDD share amount of \$3,834 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Facility Use Request from RT Athletics for Pickleball, Tennis and Volleyball Group Training Lessons

Mr. Losco reviewed the request from RT Athletics for use of the tennis courts and pickleball courts for lessons with a 10% revenue share back to the district.

The board discussed lesson times, number of courts, time of year not to interfere with resident play, starting with a trial period, look into tennis reservation system, and took the following action.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the facility use request from RT Athletics was approved subject to RiverTown residents only, use of no more than 2 tennis courts and 50% use of pickleball courts for a three-month trial Memorial Day to Labor Day period and return the courts in the same condition.

SEVENTH ORDER OF BUSINESS

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

This item was taken earlier in the meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-04 Consenting to Boundary Amendment

This item was taken earlier in the meeting.

NINTH ORER OF BUSINESS

**Consideration of Resolution 2026-05
Approving the Proposed Budget for Fiscal
Year 2027 and Setting a Public Hearing**

Mr. deNagy stated Resolution 2026-05 approves the proposed budget and sets the public hearing for August 19th. We have an option A with no assessment increase and option B assessment increase that is in your package.

Mr. deNagy reviewed the proposed budget including administrative, grounds maintenance, amenity center and stated I tried to cut as much as I could and still leave a little buffer. Part of the increase is in reserves, going from \$150,000 up to \$300,000. What we did last year to help mitigate an assessment increase was the use of carry forward surplus and reduction in the capital reserve contributions, understanding those were one-time measures to help reduce that increase for this current fiscal year. We are bringing those reserves back up to where they should be. Total expenditures increased from \$3.3 million to \$3.7 million, which results in a 17% increase.

The board discussed the capital projects and potentially pulling some out of the budget, so they come before the Board, and a request to mark the budget as proposed.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor Option B of Resolution 2026-05 Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for August 19, 2026 was approved.

TENTH ORDER OF BUSINESS

**Public Hearing for the Purpose of Adopting
Resident Club Fees, Consideration of
Resolution 2026-06**

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor the public hearing was opened.

Ms. Henley gave an overview of the proposed club fees.

No members of the public presented any comments.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the public hearing was closed.

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor Resolution 2026-06 was approved.

ELEVENTH ORDER OF BUSINESS Consideration of Temporary Construction Agreement with AT&T

Mr. deNagy outlined the request of AT&T for a temporary construction agreement for construction access and stated staff have talked about requesting a \$5,000 to cover hopefully all of the costs to the district.

Ms. Henley stated they will be responsible for restoring this property back to its original condition.

Mr. Baron stated I want an inspection some length of time after this is done as part of this.

Ms. Henley stated if the board is okay with this generally you can authorize us to ask for \$5,000 to cover administrative costs, a letter of credit or bond for at least \$50,000, indemnification, and property restoration. We will send that to AT&T if they come back on any of the terms we discussed we will come back to you.

Mr. deNagy stated we will work on this and we will bring it back to the board.

Ms. Henley stated if they agree to all of our terms do you want to authorize staff to complete this?

Mr. Maynard stated I want to see it before it is approved.

TWELFTH ORDER OF BUSINESS Discussion of Closeout of Pool Contract

This item was taken earlier in the meeting.

THIRTEENTH ORDER OF BUSINESS Discussion of Landscape and Irrigation Maintenance Proposals

Mr. deNagy stated we got the bids in, and through staff review there were a number of inconsistencies in the bids received. Our concern was that we didn't want to bring these proposals to you and have you score them if we weren't sure we were getting apples to apples comparisons. Our recommendation to the board is to authorize staff to rebid this contract. Rivers Edge II and III felt this may have been rushed, which is why some proposals came in the way they did. We talked about giving the bidders a little more time and maybe we will get more competitive pricing.

On MOTION by Mr. McIntyre seconded by Mr. Maynard with four in favor Mr. Cameron was not present to vote staff was authorized to rebid the landscape and irrigation maintenance contract.

Mr. deNagy stated we will look to have a joint meeting in July to review the bids.

FOURTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

FIFTEENTH ORDER OF BUSINESS Supervisors' Requests

There being none, the next item followed.

SIXTEENTH ORDER OF BUSINESS Audience Comments

A resident stated the scope of your job on landscaping, I agree it is huge. At another community, we went with a less aggressive bid, they came in to do it, they could not handle the scope of the business and there is so much to take out of the project. Just think of that. It is always the same people and they are constantly working everywhere. Also, the league play, having two courts not being able to occupy our courts at all the courts at one time. Our league plays a little bit different than the other league plays in the community, we play other communities so we are part of the USTA, when I'm out there I didn't set up the lineups, I didn't say who plays who, they actually provide us with a schedule that says which communities we play, we go there, they come here.

Mr. Baron stated I will clarify my statement. If any resident in this community wants to play tennis and says, let's play tennis, the one court that is open is the one they could play on, where the other teams say they are using all the courts, I have nothing. That leaves the residents here one of the three courts.

A resident stated I post on my tennis page letting everybody know when we play.

SEVENTEENTH ORDER OF BUSINESS Next Scheduled Meeting – June 17, 2026 at 11:00 a.m. at the RiverTown Amenity Center

Mr. deNagy stated the next meeting is scheduled for June 17th at 11:00 a.m. in the same location.

EIGHTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor the meeting adjourned at 7:18 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Rivers Edge
Community Development District

Unaudited Financial Reporting
April 30, 2026



Rivers Edge
Community Development District
Combined Balance Sheet
April 30, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 172,253	\$ -	\$ 112,468	\$ 284,721
Due from Mattamy - Utilities	23,756	-	-	23,756
Investments:				
State Board of Administration (SBA)	8,126	-	743,734	751,859
US Bank Custody Account	1,739,107	-	-	1,739,107
Series 2016				
Reserve	-	253,908	-	253,908
Revenue	-	840,216	-	840,216
Series 2018				
Reserve	-	115,839	-	115,839
Revenue	-	510,583	-	510,583
Series 2018A-1/2018A-2				
Revenue	-	475,842	-	475,842
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	\$ 1,943,609	\$ 2,356,001	\$ 856,202	\$ 5,155,812
Liabilities:				
Accounts Payable	\$ 283,244	\$ -	\$ -	\$ 283,244
Accrued Expenses	34,815	-	-	34,815
Total Liabilities	\$ 318,059	\$ -	\$ -	\$ 318,059
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 367	\$ -	\$ -	\$ 367
Restricted for:				
Debt Service	-	2,356,001	-	2,356,001
Assigned for:				
Capital Reserve Fund	-	-	856,202	856,202
Unassigned	1,625,183	-	-	1,625,183
Total Fund Balances	\$ 1,625,549	\$ 2,356,001	\$ 856,202	\$ 4,837,752
Total Liabilities & Fund Balance	\$ 1,943,609	\$ 2,356,001	\$ 856,202	\$ 5,155,812

Rivers Edge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance	Progress
Revenues:					
Special Assessments - Tax Roll	\$ 2,748,249	\$ 2,748,249	\$ 2,723,452	\$ (24,797)	
Misc Income/Interest	28,000	16,333	24,399	8,065	
Rental Revenue	20,000	11,667	14,109	2,442	
Cost Share Landscaping Rivers Edge II	313,604	182,936	182,936	0	
Cost Share Amenity Rivers Edge II	2,365	1,380	1,380	(0)	
Cost Share Amenity Rivers Edge III	109,345	63,785	63,785	(0)	
Community Garden	1,500	1,500	1,725	225	
Tennis Revenue	1,000	583	-	(583)	
Special Events	20,000	11,667	16,617	4,951	
Total Revenues	\$ 3,244,063	\$ 3,038,099	\$ 3,028,402	\$ (9,697)	
Expenditures:					
General & Administrative:					
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 5,400	\$ 1,600	45%
FICA Expense	918	536	413	122	45%
District Engineer	25,000	14,583	9,043	5,540	36%
District Counsel	60,000	35,000	23,934	11,066	40%
District Management	56,040	32,690	32,690	(0)	58%
Assessment Roll Administration	5,899	5,899	5,899	-	100%
Dissemination Agent	7,197	4,198	5,298	(1,100)	74%
Information Technology	3,407	1,987	1,987	(0)	58%
Website Maintenance	1,755	1,024	1,024	(0)	58%
Annual Audit	5,300	3,092	-	3,092	0%
Trustee Fees	12,500	11,982	11,982	-	96%
Arbitrage	1,800	1,050	1,200	(150)	67%
Telephone	500	292	133	159	27%
Postage	2,500	1,458	1,244	214	50%
Printing & Binding	2,000	1,167	296	871	15%
Insurance	12,165	10,918	10,918	-	90%
Legal Advertising	2,500	1,458	789	669	32%
Other Current Charges	200	200	470	(270)	235%
Office Supplies	50	29	8	21	16%
Dues, Licenses & Subscriptions	175	175	175	-	100%
Total General & Administrative	\$ 211,905	\$ 134,737	\$ 112,904	\$ 21,833	

Rivers Edge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance	Progress
<i>Operations & Maintenance</i>					
Ground Maintenance					
Field Operations Management (Vesta)	\$ 41,230	\$ 24,051	\$ 24,051	\$ 0	58%
Landscape Maintenance	1,099,201	641,201	648,170	(6,970)	59%
Landscape Contingency	107,000	107,000	227,333	(120,333)	212%
Irrigation Repairs and Maintenance	65,000	65,000	75,792	(10,792)	117%
Lake Maintenance	62,000	36,167	33,210	2,957	54%
Irrigation Water Use	260,000	151,667	129,481	22,185	50%
Electric	208,300	121,508	142,534	(21,026)	68%
Street Lighting & Signage Repairs and Replacements	45,000	26,250	37,518	(11,268)	83%
Street and Drainage Maintenance	5,000	2,917	580	2,337	12%
Repairs and Maintenance	50,000	29,167	44,401	(15,235)	89%
Subtotal Ground Maintenance	\$ 1,942,731	\$ 1,204,926	\$ 1,363,072	\$ (158,145)	
Amenity Center - River House					
General Manager (Vesta)	\$ 48,911	\$ 28,531	\$ 29,557	\$ (1,026)	60%
Amenity Manager (Vesta)	59,064	34,454	34,454	(0)	58%
Maintenance Service (Vesta)	109,188	63,693	63,693	(0)	58%
Lifestyle Director (Vesta)	45,342	26,450	26,449	0	58%
Lifeguards (Vesta)	47,256	8,048	8,048	-	17%
Guest Services (Vesta)	53,228	31,050	31,049	0	58%
Security Monitoring	2,400	1,400	1,461	(61)	61%
Security Guards	103,840	60,573	62,894	(2,321)	61%
Telephone & Internet	25,000	14,583	6,903	7,681	28%
Insurance	109,782	104,738	104,738	-	95%
Fitness Equipment Lease	27,921	27,921	27,921	-	100%
Janitorial Services & Supplies (Vesta)	34,748	20,270	20,270	(0)	58%
Pressure Washing	5,000	2,917	350	2,567	7%
Pool Chemicals (Poolsure)	26,095	15,222	12,618	2,604	48%
Natural Gas	590	344	407	(63)	69%
Electric	39,720	23,170	16,022	7,148	40%
Water & Sewer	50,000	29,167	28,585	582	57%
Repair & Replacements	99,043	57,775	80,777	(23,002)	82%
Refuse	60,800	35,467	14,531	20,936	24%
Pest Control	11,000	6,417	4,357	2,059	40%
Fire Alarm System Maintenance	2,000	2,000	4,456	(2,456)	223%
Access Cards	6,500	3,792	3,950	(158)	61%
License & Permits	1,800	1,050	405	645	23%
Other Current	8,000	4,667	813	3,853	10%
Special Events	50,000	29,167	39,018	(9,851)	78%
Holiday Decorations	30,000	26,796	26,796	-	89%
Office Supplies & Postage	3,500	2,042	2,418	(377)	69%
Community Garden	500	292	-	292	0%
Subtotal Amenity Center - River House	\$ 1,061,228	\$ 661,993	\$ 652,941	\$ 9,052	
Total Operations & Maintenance	\$ 3,003,959	\$ 1,866,920	\$ 2,016,013	\$ (149,093)	

Rivers Edge
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance	Progress
Reserves					
General Reserve - Grounds Maintenance	\$ 75,000	\$ -	\$ -	\$ -	-
General Reserve - Amenity Center	75,000	-	-	-	-
Subtotal Reserves	\$ 150,000	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 3,365,863	\$ 2,001,656	\$ 2,128,917	\$ (127,260)	63%
Excess (Deficiency) of Revenues over Expenditures	\$ (121,800)	\$ 1,036,443	\$ 899,485	\$ 117,563	
<i>Other Financing Sources/(Uses):</i>					
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (121,800)	\$ 1,036,443	\$ 899,485	\$ 117,563	
Fund Balance - Beginning	\$ 121,800		\$ 726,064		
Fund Balance - Ending	\$ (0)		\$ 1,625,549		

Rivers Edge
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 709,452	\$ 709,452	\$ 703,004	\$ (6,447)
Interest Income	5,000	5,000	15,333	10,333
Total Revenues	\$ 714,452	\$ 714,452	\$ 718,337	\$ 3,885
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	\$ 480,929	\$ 479,814	\$ 8,885
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 7,274	\$ 480,929	\$ 479,814	\$ 8,885
Fund Balance - Beginning	\$ 357,500		\$ 614,309	
Fund Balance - Ending	\$ 364,774		\$ 1,094,124	

Rivers Edge
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 458,917	\$ 458,917	\$ 449,545	\$ (9,372)
Interest Income	5,000	5,000	8,343	3,343
Total Revenues	\$ 463,917	\$ 463,917	\$ 457,888	\$ (6,029)
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)	\$ 299,264	\$ 288,235	\$ (1,029)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (388)	\$ 299,264	\$ 288,235	\$ (1,029)
Fund Balance - Beginning	\$ 214,750		\$ 338,187	
Fund Balance - Ending	\$ 214,362		\$ 626,422	

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 April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 444,246	\$ 444,246	\$ 440,013	\$ (4,232)
Special Assessments - Prepayment	-	-	6,122	6,122
Interest Income	5,000	5,000	8,019	3,019
Total Revenues	\$ 449,246	\$ 449,246	\$ 454,154	\$ 4,908
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	\$ 362,510	\$ 362,418	\$ 9,908
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 15,773	\$ 362,510	\$ 362,418	\$ 9,908
Fund Balance - Beginning	\$ 110,095		\$ 273,037	
Fund Balance - Ending	\$ 125,868		\$ 635,456	

Rivers Edge
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Interest	\$ 10,000	\$ 10,000	\$ 20,066	\$ 10,066
General Reserve - Grounds Maintenance	75,000	-	-	-
General Reserve - Amenity Center	75,000	-	-	-
Total Revenues	\$ 160,000	\$ 10,000	\$ 20,066	\$ 10,066
Expenditures:				
RiverHouse Access Control System (C/S)*	\$ 5,325	\$ 5,325	\$ 7,349	\$ (2,024)
RiverHouse Painting (C/S)*	32,191	32,191	17,570	14,621
RiverHouse Furniture (C/S)*	28,400	16,567	24,567	(8,000)
RiverHouse A/C Unit Replacement (C/S)	39,050	22,779	-	22,779
RiverHouse Tennis Court Fencing (C/S)	28,400	16,567	-	16,567
RiverHouse Pool Pump Sand Filtration (C/S)	44,375	25,885	-	25,885
Permanent Holiday Lighting (C/S)	27,690	16,153	-	16,153
Playground Equipment (C/S)	7,100	4,142	-	4,142
Pocket Parks Equipment Repair/Replacement (C/S)	15,744	9,184	-	9,184
Maintenance Golf Cart (C/S)	3,550	2,071	-	2,071
Maintenance Work Truck (C/S)*	23,075	23,075	22,269	806
Repair and Replacements*	10,000	10,000	55,943	(45,943)
Capital Outlay - RiverHouse Pool Repairs (Crown Pools, Inc)*	-	-	297,543	(297,543)
Other Current Charges	1,000	583	87	496
Total Expenditures	\$ 265,900	\$ 184,521	\$ 425,327	\$ (240,806)
Excess (Deficiency) of Revenues over Expenditures	\$ (105,900)		\$ (405,261)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (105,900)		\$ (405,261)	
Fund Balance - Beginning	\$ 1,357,361		\$ 1,261,463	
Fund Balance - Ending	\$ 1,251,461		\$ 856,202	

*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	\$ 253,908
Reserve Fund Balance	253,908
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

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

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

		RECEIVED				
ST JOHNS COUNTY	DATE	SERIES 2018A1-2 DEBT	SERIES 2016 DEBT	SERIES 2018 DEBT	O&M	TOTAL RECEIVED
1	11/3/2025	1,903.04	3,040.46	1,944.26	11,778.79	18,666.55
2	11/18/2025	12,410.61	19,828.28	12,679.44	76,815.12	121,733.45
3	11/21/2025	15,911.18	25,421.10	16,255.85	98,481.84	156,069.97
4	12/16/2025	18,149.51	28,997.26	18,542.66	112,335.92	178,025.35
5	12/23/2025	20,885.18	33,368.00	21,337.59	129,268.26	204,859.03
6	1/14/2026	345,220.13	551,554.10	352,698.30	2,136,731.09	3,386,203.63
INTEREST	1/26/2026	967.35	1,545.52	988.30	5,987.38	9,488.55
7	2/19/2026	14,711.84	23,504.93	15,030.53	91,058.54	144,305.83
8	3/13/2026	4,070.77	6,503.81	4,158.95	25,195.90	39,929.42
9	4/6/2026	390.14	623.31	398.59	2,414.73	3,826.77
10	4/24/2026	5,393.73	8,617.50	5,510.57	33,384.35	52,906.14
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		440,013.48	703,004.27	449,545.04	2,723,451.92	4,316,014.69

BALANCE DUE	4,006.06	6,400.47	4,092.86	24,795.54	39,294.95
PERCENT COLLECTED	99.10%	99.10%	99.10%	99.10%	99.10%

C.

Rivers Edge

Community Development District

Check Run Summary

April 30, 2026

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>			\$ -
		<u>Sub-Total</u>	<u>\$ -</u>
<i>Accounts Payable</i>	4/3/26	7602-7606	\$ 1,451.43
	4/14/26	7607-7636	72,776.40
	4/17/26	7637-7641	94,010.12
	4/24/26	7642-7649	15,862.11
		<u>Sub-Total</u>	<u>\$ 184,100.06</u>
Capital Fund			
<i>Accounts Payable</i>	4/14/26	54	\$ 13,751.00
	4/24/26	55	38,475.00
		<u>Sub-Total</u>	<u>\$ 52,226.00</u>
Total			\$ 236,326.06

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/03/26	00278	3/10/26	428252	202603	330	57200	45700		HAGAN ACE HARDWARE OF MANDARIN	*	276.00	276.00	007602
									MAINTENANCE SUPPLIES				
4/03/26	00278	3/20/26	428314	202603	330	57200	45700		HAGAN ACE HARDWARE OF MANDARIN	*	141.77	141.77	007603
									MAINTENANCE SUPPLIES				
4/03/26	00278	3/26/26	428365	202603	330	57200	45700		HAGAN ACE HARDWARE OF MANDARIN	*	414.99	414.99	007604
									MAINTENANCE SUPPLIES				
4/03/26	00058	4/01/26	6066	202604	330	57200	34500		SONITROL OF NORTH CENTRAL FLORIDA	*	125.72		
									APR CLUBHOUSE MONITOR				
		4/01/26	6066	202604	330	57200	34500		SONITROL OF NORTH CENTRAL FLORIDA	*	35.72		
									APR FITNESS CNTR MONITOR				
		4/01/26	6066	202604	330	57200	34500		SONITROL OF NORTH CENTRAL FLORIDA	*	47.23		
									APR PARK MONITOR				
4/03/26	00174	3/26/26	1301096	202603	330	57200	45700		WAYNE AUTOMATIC FIRE SPRINKLERS, INC	*	410.00	410.00	007606
									INSTALL ESCUTCHEONS-RISER				
4/14/26	00382	4/03/26	APC-2307	202604	330	57200	45700		ROBERT CHICOSKI DBA AFFORDABLE	*	197.50	197.50	007607
									PLUMBING SERVICE				
4/14/26	00365	4/02/26	204298	202604	320	57200	46800		FLORIDA WATERWAYS INC	*	5,430.00	5,430.00	007608
									APR LAKE MAINTENANCE				
4/14/26	00322	3/04/26	7644441	202603	310	51300	48000		USA TODAY CORP	*	358.32	358.32	007609
									3/4 LANDSCAPE #12128442				
4/14/26	00071	3/31/26	23476714	202603	330	57200	34510		GIDDENS SECURITY CORPORATION	*	2,572.64		
									SEC SRVC 03/16-03/29/26				
		3/31/26	23476714	202603	330	57200	34510		GIDDENS SECURITY CORPORATION	*	332.09		
									MILEAGE				
4/14/26	00003	4/01/26	289	202604	310	51300	34000		REDG RIVERS EDGE	*	4,670.00		
									APR MANAGEMENT FEES				
		4/01/26	289	202604	310	51300	35100		TLEE	*	146.25		
									APR WEBSITE ADMIN				

REDG RIVERS EDGE TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/26		289	202604	310-51300-35100			APR INFO TECH	*	283.92		
4/01/26		289	202604	310-51300-32400			APR DISSEM AGENT SRVCS	*	599.75		
4/01/26		289	202604	310-51300-51000			OFFICE SUPPLIES	*	1.11		
4/01/26		289	202604	310-51300-42000			POSTAGE	*	114.78		
4/01/26		289	202604	310-51300-42500			COPIES	*	31.35		
4/01/26		289	202604	310-51300-41000			TELEPHONE	*	84.88		
GOVERNMENTAL MANAGEMENT SERVICES										5,932.04	007611
4/14/26	00423	4/06/26	INV0013	202604	320-57200-46102		PREP/INSTALL 4 PALLET-SOD	*	2,200.00		
KIRENIA TAMAYO										2,200.00	007612
4/14/26	00340	4/07/26	1189	202604	320-57200-46500		RT 13 CROSSWALK FLASHERS	*	700.00		
TMT ELECTRIC LLC										700.00	007613
4/14/26	00155	3/31/26	431726	202603	330-57200-34200		MAR LIFEGUARD HOURS	*	3,553.26		
VESTA PROPERTY SERVICES, INC.										3,553.26	007614
4/14/26	00155	3/31/26	431764	202603	330-57200-34000		MAR BILLABLE MILEAGE 1/3	*	158.20		
VESTA PROPERTY SERVICES, INC.										158.20	007615
4/14/26	00155	4/01/26	431472	202604	330-57200-34000		APR GEN MANAGER SRVCS	*	4,075.93		
4/01/26		431472	202604	320-57200-46001			APR FIELD OPS	*	3,435.82		
4/01/26		431472	202604	330-57200-34001			APR LIFESTYLE SRVCS	*	3,778.47		
4/01/26		431472	202604	330-57200-34400			APR GUEST SRVCS	*	4,435.64		
4/01/26		431472	202604	330-57200-34100			APR MAINTENANCE SRVCS	*	9,099.03		
4/01/26		431472	202604	330-57200-45300			APR JANITORIAL SRVCS	*	2,895.68		
4/01/26		431472	202604	330-57200-34402			APR AMENITY MANAGER	*	4,922.01		
VESTA PROPERTY SERVICES, INC.										32,642.58	007616
REDG RIVERS EDGE TLEE											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/14/26	00334	3/17/26	1130949	202603	320-57200-46102				SPRING FLOWERS/ANNUALS YELLOWSTONE LANDSCAPE	*	3,200.00	3,200.00	007617
4/14/26	00334	3/17/26	1130950	202603	320-57200-46000				MAR IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	1,240.00	1,240.00	007618
4/14/26	00334	3/17/26	1130951	202603	320-57200-46000				MAR IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	411.35	411.35	007619
4/14/26	00334	3/17/26	1130952	202603	320-57200-46000				MAR IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	311.09	311.09	007620
4/14/26	00334	3/17/26	1130953	202603	320-57200-46000				MAR IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	572.41	572.41	007621
4/14/26	00334	3/17/26	1130954	202603	320-57200-46000				MAR IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	575.01	575.01	007622
4/14/26	00334	3/20/26	1132930	202603	320-57200-46000				MAR IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	480.83	480.83	007623
4/14/26	00334	3/24/26	1134587	202603	320-57200-46000				RPLC PAVERS AT POOL YELLOWSTONE LANDSCAPE	*	2,279.05	2,279.05	007624
4/14/26	00334	3/24/26	1134588	202603	320-57200-46000				MAR IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	176.05	176.05	007625
4/14/26	00334	3/25/26	1135734	202603	320-57200-46000				MAR IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	132.93	132.93	007626
4/14/26	00334	3/31/26	1138815	202603	320-57200-46000				MAR IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	252.86	252.86	007627
4/14/26	00334	3/31/26	1138816	202603	320-57200-46000				MAR IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	1,722.90	1,722.90	007628

REDG RIVERS EDGE TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/14/26	00334	3/31/26	1138817	202603	320-57200-46000		MAR IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	337.87	337.87	007629
4/14/26	00334	3/31/26	1138818	202603	320-57200-46000		MAR IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	1,342.60	1,342.60	007630
4/14/26	00334	3/31/26	1138819	202603	320-57200-46000		MAR IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	382.14	382.14	007631
4/14/26	00334	3/31/26	1138820	202603	320-57200-46000		MAR IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	256.20	256.20	007632
4/14/26	00334	3/31/26	1138821	202603	320-57200-46000		MAR IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	637.64	637.64	007633
4/14/26	00334	3/31/26	1138822	202603	320-57200-46000		MAR IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	268.84	268.84	007634
4/14/26	00334	4/07/26	976254	202604	320-57200-46102		ARBORS PLAY PARK SOD YELLOWSTONE LANDSCAPE	*	3,200.00	3,200.00	007635
4/14/26	00092	4/01/26	174494	202604	330-57200-45700		80 RS HAR TRU BAGS 10.S TENNIS SUPPLY	*	920.00	920.00	007636
4/17/26	00076	4/09/26	53286276	202604	330-57200-45700		FIRST AID SUPPLIES CINTAS FIRE 636525	*	69.45	69.45	007637
4/17/26	00426	4/16/26	SPI-5820	202604	310-51300-31100		LICENSED ENGINEER INSPECT FORTRESS ENGINEERING GROUP LLC	*	1,200.00	1,200.00	007638
4/17/26	00155	3/31/26	431951	202603	320-57200-49400		MOTHER SON DANCE ITEMS	*	63.49		
		3/31/26	431951	202603	320-57200-46000		PRESSURE WASHER PARTS VESTA PROPERTY SERVICES, INC.	*	257.96	321.45	007639

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/17/26	00389	4/01/26	26105343	202604	330	57200	45700		JANITORIAL SUPPLIES	*	250.95		
		4/02/26	26107357	202604	330	57200	45700		JANITORIAL SUPPLIES	*	10.32		
		4/09/26	26123240	202604	330	57200	45700		JANITORIAL SUPPLIES	*	558.20		
												819.47	007640
4/17/26	00334	4/01/26	1146765	202604	320	57200	46100		APR LANDSCAPE MAINTENANCE	*	91,599.75		
												91,599.75	007641
4/24/26	00076	4/13/26	42657662	202604	330	57200	45700		ACTIVE SCRAPER/MAT ONYX	*	125.21		
												125.21	007642
4/24/26	00151	4/21/26	3998	202604	320	57200	60000		CLEARING NORTH LAKE	*	1,500.00		
												1,500.00	007643
4/24/26	00071	4/14/26	23476921	202604	330	57200	34510		SEC SRVC 03/30-04/12/2026	*	2,555.41		
		4/14/26	23476921	202604	330	57200	34510		MILEAGE	*	348.46		
												2,903.87	007644
4/24/26	00300	4/20/26	14702	202603	310	51300	31500		MAR GENERAL COUNSEL	*	4,230.32		
												4,230.32	007645
4/24/26	00401	4/16/26	22011969	202601	310	51300	31100		JAN-APR O & M	*	3,041.78		
												3,041.78	007646
4/24/26	00340	4/15/26	1190	202604	320	57200	46500		RVRTOWN SIGN GROUND LIGHT	*	2,650.00		
		4/15/26	1191	202604	320	57200	46500		RVRTOWN SIGN - FULLY LIT	*	501.00		
												3,151.00	007647
4/24/26	00389	4/15/26	26134417	202604	330	57200	45700		JANITORIAL SUPPLIES	*	444.33		
												444.33	007648
4/24/26	00255	4/16/26	23552	202604	330	57200	45700		DISINFECTANT WIPES CASE	*	465.60		
												465.60	007649
											TOTAL FOR BANK A	184,100.06	
										REDG RIVERS EDGE	TLEE		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						184,100.06	

REDG RIVERS EDGE TLEE

REMITTANCE

CLOSING DATE : 3/31/26
DUE DATE: 4/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$276.00

NEW BAL: 832.76

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: 3/31/26
DUE DATE : 4/15/26
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
3/10/26	428252	3	I	PO # 031020026	276.00		276.00
3/20/26	428314	3	I	PO # 32026	141.77		141.77
3/26/26	428365	3	I	PO # 032626	414.99		414.99
PAYMENT	SUMMARY			CHECK 7567 3/11/26		44.99	
				CHECK 7565 3/11/26		89.94	

CURRENT 832.76	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 832.76
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

TERMS: NET 15TH

Approved RECDD
Submitted to AP 4.1.2026
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

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: 031020026

REFERENCE: PO # 031020026

TERMS: NET 15TH

CLERK: FSW3

DATE / TIME: 3/10/26 10:32

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

SHIP TO:

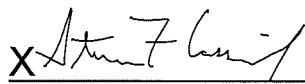
TERMINAL: 601

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

REWARD NO:19820227380

INVOICE: 428252/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
2	2	EA	11	PLANTS/PLANT SUPPLIES	19.99	2	19.99 /EA	39.98 N
2	2	EA	13864	CAULK LEXEL WHITE 10.5OZ	14.99	2	14.99 /EA	29.98 N
1	1	EA	7033308D	STIHL 61PS3 55 CHAIN LOOP	31.99	1	31.99 /EA	31.99 N
1	1	EA	7001903D	STIHL CHAIN SAW SCRENCH	5.99	1	5.99 /EA	5.99 N
1	1	EA	12704	MASKING TAPE.94X60YD GP	3.59	1	3.59 /EA	3.59 N
1	1	EA	12706	MASKING TAPE1.88X60YD GP	4.99	1	4.99 /EA	4.99 N
1	1	EA	33180	ACE VINYL TAPE 3/4 X60FT	2.59	1	2.59 /EA	2.59 N
1	1	EA	1894609	Woodfilr Natrl 32oz Dap	15.99	1	15.99 /EA	15.99 N
2	2	EA	32036	BOX OUTLET PVC FSE 3/4"	9.99	2	9.99 /EA	19.98 N
2	2	EA	3424629	WIU COVER DUP/GFCI CL 1G	14.99	2	14.99 /EA	29.98 N
3	3	EA	5073531	KEYBLANK SCHLAGE SC1 ACE	3.99	3	3.99 /EA	11.97 N
1	1	EA	7035584D	STIHL GD BAR 40CM/16 1.1 3/8PICC	64.99	1	64.99 /EA	64.99 N
2	2	EA	11303500500	STIHL FUEL CAP 017 019	6.99	2	6.99 /EA	13.98 N
							TAXABLE	0.00
							NON-TAXABLE	276.00
							SUB-TOTAL	276.00
					** AMOUNT CHARGED TO STORE ACCOUNT **	276.00		
							TAX AMOUNT	0.00
							TOTAL AMOUNT	276.00

X 
 Received By

(CASSIDY, STEVE)

REMITTANCE

CLOSING DATE : 3/31/26
DUE DATE: 4/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$141.77

NEW BAL: 832.76

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: 3/31/26
DUE DATE : 4/15/26
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
3/10/26	428252	3	I	PO # 031020026	276.00		276.00
3/20/26	428314	3	I	PO # 32026	141.77		141.77
3/26/26	428365	3	I	PO # 032626	414.99		414.99
PAYMENT	SUMMARY			CHECK 7567 3/11/26 CHECK 7565 3/11/26		44.99 89.94	

CURRENT 832.76	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 832.76
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

TERMS: NET 15TH

365050

A - Adjustment
B - Balance Forward

Transaction Codes
C - Credit
F - Finance Charge

I - Invoice
P - Payment

Approved RECDD
Submitted to AP 4.1.2026
By Kevin McKendree
Kevin McKendree

RECEIVED
APR 01 2026
BY: _____

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

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: 32026

REFERENCE: PO # 32026

TERMS: NET 15TH

CLERK: JIR3

DATE / TIME: 3/20/26 9:00

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: 428314/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	8554503	ADHESIVE PRO STEEL 10OZ	24.99	1	24.99 /EA	24.99 N
1	1	EA	3004683	CABLETIE 8"75#BLK 1000PK	32.99	1	32.99 /EA	32.99 N
4	4	EA	5073531	KEYBLANK SCHLAGE SC1 ACE	3.99	4	3.99 /EA	15.96 N
2	2	EA	5073507	KW1 ACE SINGLE CUT KEY	3.99	2	3.99 /EA	7.98 N
3	3	EA	5073531	KEYBLANK SCHLAGE SC1 ACE	3.99	3	3.99 /EA	11.97 N
4	4	EA	5073531	KEYBLANK SCHLAGE SC1 ACE	3.99	4	3.99 /EA	15.96 N
4	4	EA	5073531	KEYBLANK SCHLAGE SC1 ACE	3.99	4	3.99 /EA	15.96 N
4	4	EA	5073531	KEYBLANK SCHLAGE SC1 ACE	3.99	4	3.99 /EA	15.96 N
							TAXABLE	0.00
							NON-TAXABLE	141.77
							SUB-TOTAL	141.77
							TAX AMOUNT	0.00
							TOTAL AMOUNT	141.77

** AMOUNT CHARGED TO STORE ACCOUNT ** 141.77


 Received By

(COUNCIL, KEN)

REMITTANCE

CLOSING DATE : 3/31/26
DUE DATE: 4/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$414.99

NEW BAL: 832.76

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: 3/31/26
DUE DATE : 4/15/26
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
3/10/26	428252	3	I	PO # 031020026	276.00		276.00
3/20/26	428314	3	I	PO # 32026	141.77		141.77
3/26/26	428365	3	I	PO # 032626	414.99		414.99
PAYMENT	SUMMARY			CHECK 7567 3/11/26 CHECK 7565 3/11/26		44.99 89.94	

CURRENT 832.76	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 832.76
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TERMS: NET 15TH

365050

A - Adjustment
B - Balance Forward

Transaction Codes
C - Credit
F - Finance Charge

I - Invoice
P - Payment

Approved RECDD
Submitted to AP 4.1.2026
By Kevin McKendree
Kevin McKendree

RECEIVED
APR 01 2026
BY: _____

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

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: 032626

REFERENCE:
 PO # 032626

TERMS:
 NET 15TH

CLERK:
 DLN3

DATE / TIME:
 3/26/26 10:33

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

SHIP TO:

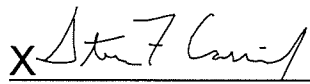
TERMINAL: 601

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

INVOICE: 428365/3

REWARD NO:19820227380

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	2624021	RECIP BLD 10/14TPI 9"5P	16.99	1	16.99 /EA	16.99 N
1	1	EA	7014318	EGO HNDHLD LEAF BLOWER	219.00	1	219.00 /EA	219.00 SN
				Return Value \$ 199.000				
				Instant Savings				
1	1	EA	7014318	EGO HNDHLD LEAF BLOWER	219.00	1	219.00 /EA	219.00 SN
				Return Value \$ 199.000				
				Instant Savings				
-1	-1	EA	IS488192	\$20 INSTANT SAVINGS-7014318	20.00	1	20.00 /EA	-20.00 RSN
				CREDIT RETURN				
-1	-1	EA	IS488192	\$20 INSTANT SAVINGS-7014318	20.00	1	20.00 /EA	-20.00 RSN
				CREDIT RETURN				
							TAXABLE	0.00
							NON-TAXABLE	414.99
** AMOUNT CHARGED TO STORE ACCOUNT **					414.99	SUB-TOTAL		414.99
							TAX AMOUNT	0.00
YOU SAVED: 40.00							TOTAL AMOUNT	414.99

X 
 Received By

(CASSIDY, STEVE)

C/S

Invoice #6066

SONITROL OF NORTH CENTRAL FLORIDA



RIVERTOWN

Access Code



05W6K0CX01EV

RECEIVED
MAR 31 2026
BY: _____



Due Date: Apr 1st 2026

Balance (USD): \$208.67

SELECT YOUR PAYMENT METHOD:

Pay with card



Return Policy:
MERCHANT DISCRETION

C15



INVOICE
1301096
INVOICE DATE
03/26/2026

MINUTES
MATTER®

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

SHIP TO: Rivers Edge CDD
140 Landing Street

Saint Johns, FL 32259

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
840772	REC0147		NET 30	11326 Distribution Ave W Jacksonville, FL 32256-2745

COMMENTS

Work Completed on 3.26.26 on Quote#1430640 - \$410.00 - Please see attached for quote.

DESCRIPTION	PRICE (BEFORE TAXES IF APPLICABLE)
-------------	--

Material, Labor and Other: \$410.00

Please reference invoice number on payment. Thank You!

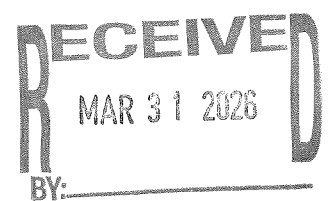
ACH: Routing #063104668; Acct #0330089824; email: accrec@waynefire.com
Credit card: a surcharge of 3% will be applied to purchases.
Questions Regarding this invoice please contact:
Name: Tina A Newton
Phone: (904) 268 3030
Email: tanewton@waynefire.com

SUBTOTAL:	\$410.00
SALES TAX:	\$0.00
TOTAL:	\$410.00

Remit To:

Dept # 9942
Wayne Automatic Fire Sprinklers Inc
PO Box 850001
Orlando, FL 32885-9942
Phone: (407)656-3030
Fax: (407)656-8026

Approved RECDD 1
Submitted to A/P 03-31-26
By Richard Losco
Richard Losco





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

QUOTATION 1430640

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)	
140 Landing Street		475 West Town Place		140 Landing Street	
Saint Johns, FL 32259		Suite 114		Saint Johns, FL 32259	
Jason Davidson		Saint Augustine, FL 32092		Jason Davidson	
(904) 940 0008 FX:		(904) 940 0008 FAX:		(904) 940 0008 FAX:	
jdavidson@vestapropertyservices.com		jdavidson@vestapropertyservices.com		jdavidson@vestapropertyservices.com	
				DATE November 25, 2025	
				EXPIRY DATE December 25, 2025	
				SALES REP Marlie M. Gibson	
				PHONE 9042683030 EXT 1122	
				EMAIL mmgibson@waynefire.com	

SCOPE OF WORK

This quote is for the deficiencies found during the inspection performed by Michael Miller.

- Wayne Automatic Fire Sprinklers to install missing escutcheons in riser.

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: \$410.00

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



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

QUOTATION 1430640

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:	\$410.00
TAXES:	\$0.00
TOTAL:	\$410.00

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



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

QUOTATION 1430640

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

Please fax signed approval to (904) 268-0724.

Note: This proposal may be withdrawn by Seller if not accepted within fifteen (15) days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. Seller is authorized to do work as specified.

Payment will be made as outlined below.

Payment to be made as follows: COD

Visa and MasterCard accepted for payment.

3% surcharge will be applied to all credit card purchases.

Buyer:

Ken Council

(Print Name)

Buyer Signature:

Ken Council

Date:

11/25/2025

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

cls

INVOICE

Affordable Plumbing Company
4565 Saint Augustine Road
Jacksonville, FL 32207

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



Bill to

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

Ship to

Rivers Edge CDD
Paw Park
595 Rivertown Main
St Augustine, Florida 32092

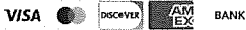
Invoice details

Sales Rep: Ray Dominguez

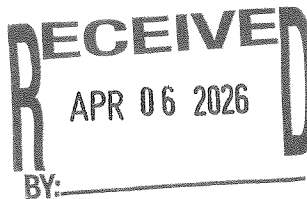
Invoice no.: APC-23079
Terms: Net 30
Invoice date: 04/03/2026
Due date: 05/03/2026

#	Description	Qty	Rate	Amount
1.	Plumbing Services	1.3	\$125.00	\$162.50
2.	Sillcock 3/4"	1	\$27.00	\$27.00
3.	Glue, Cleaner, Pipe Dope, Grout, Caulk, ect.	1	\$8.00	\$8.00
4.	Work Description: dog water spicket is leaking.	1	\$0.00	\$0.00
5.	Work Resolution: Replaced right hand side spigot and secured new sillcock with stainless steel screws.	1	\$0.00	\$0.00
			Total	\$197.50

Ways to pay



View and pay



Approved RECDD
Submitted to AP 4.6.2026
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: 04/02/2026
 Invoice No.: 204298
 Due Date: 05/02/2026

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
1		Treatment for Midge Control Bti (AQUABACxt) 8 Treatments - \$960/acres Pond Z (8± acres)	\$960.00	\$960.00

RECEIVED
 APR 06 2026
 BY: _____

Approved RECDD
 Submitted to AP 4.6.2026
 By Kevin McKendree
Kevin McKendree

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

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

Thank You For Your Business!

USA TODAY CO.



ACCOUNT NAME Rivers Edge Cdd		ACCOUNT # 764134	INV DATE 03/31/26
INVOICE # 0007644441	INVOICE PERIOD Mar 1- Mar 31, 2026	CURRENT INVOICE TOTAL \$358.32	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$358.32	

BILLING ACCOUNT NAME AND ADDRESS Rivers Edge Cdd 475 W Town Place, Ste 114 Saint Augustine, FL 32092	PAYMENT DUE DATE: APRIL 30, 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

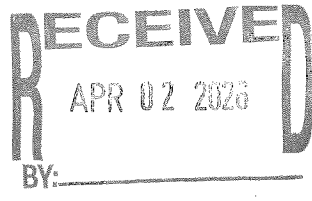
Save A Tree! USA TODAY Co. is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
3/1/26	Balance Forward	\$113.52
3/16/26	PAYMENT - THANK YOU	-\$113.52

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
3/4/26	12128442	SAG St Augustine Record	Landscape RFP	Landscape RFP	\$358.32

RE1 share \$127.22,
RE2 share \$105.63,
RE3 share \$125.47
TP 04/14/26



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	\$358.32
	Service Fee 3.99%	\$14.30
	*Cash/Check/ACH Discount	-\$14.30
	*Payment Amount by Cash/Check/ACH	\$358.32
	Payment Amount by Credit Card	\$372.62

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Rivers Edge Cdd		ACCOUNT NUMBER 764134		INVOICE NUMBER 0007644441		AMOUNT PAID \$358.32
CURRENT DUE \$358.32	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* \$358.32
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 \$372.62
To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/						

00007641340000000000000076444410003583267176

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a 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 03/04/2026
SAG staugustine.com 03/04/2026

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 03/04/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$358.32	
Tax Amount:	\$0.00	
Payment Cost:	\$358.32	
Order No:	12128442	# of Copies:
Customer No:	764134	1
PO #:	Landscape RFP	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

REQUEST FOR PROPOSALS
LANDSCAPE AND IRRIGATION
MAINTENANCE SERVICES FOR
RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT,
RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT, AND
RIVERS EDGE III COMMUNITY
DEVELOPMENT DISTRICT
AND

NOTICE OF PUBLIC MEETING TO
OPEN RFP RESPONSES

St. Johns County, Florida

Request for Proposals

Notice is hereby given that Rivers Edge Community Development Districts ("Rivers Edge"), Rivers Edge II Community Development Districts ("Rivers Edge II"), and Rivers Edge III Community Development Districts ("Rivers Edge III") and, all Districts together, the "Districts" will accept proposals from all qualified companies interested in providing landscape and irrigation maintenance services for property within the Rivers Edge, Rivers Edge II, and Rivers Edge III Districts.

The project manual ("Project Manual") for the request for proposals ("RFP") will be available for public inspection and may be obtained beginning on March 6, 2026, at 9:00 a.m. (EST) ("Proposal Pick-Up Time") by e-mailing the District Manager, Corbin doNagy, at cdnagy@gmsnf.com, with a copy to chogge@gmsnf.com, with the subject line "Rivertown RFP Request for Project Manual."

Firms desiring to submit proposals for this project must attend a mandatory pre-proposal meeting, on March 23, 2026, at 10:00 a.m. (EST) at the RiverClub located at 160 Riverglade Run, St Johns, FL 32259. Firms desiring to submit proposals must submit one (1) original, ten (10) hard copies, and one electronic copy on a thumb drive of the required proposal no later than April 6, 2026, at 1:00 p.m. at 475 West Town Place, Suite 114, St. Augustine, FL 32092, Attention: Corbin doNagy. Additionally, as further described in the Project Manual, each proposer shall supply a bid bond or cashier's check in the amount of ten-thousand dollars (\$10,000.00) with its proposal.

Failure to attend the mandatory pre-proposal meeting as specified may disqualify the proposer, in the Districts' discretion. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package, and shall clearly identify the project as "Rivers Edge I, II, and III Community Development Districts Landscape and Irrigation Maintenance Services Proposal." Proposals may be either mailed or hand-delivered. No facsimile, telephonic, e-mailed, or telegraphic submittals will be accepted. Proposals received after the scheduled date and time for submittal may not be considered in the Districts' discretion but can be claimed by the owner within ten (10) calendar days of the submittal deadline, or if not retrieved within the aforementioned timeframe, may be destroyed by the Districts.

In order to submit a bid, each bidder must (1) be authorized to do business in Florida, and hold all required state and federal licenses, including those with the Florida Department of Transportation and St. Johns County, in good standing; (2) have at least five (5) years' experience with landscape maintenance projects; and (3) attend the mandatory pre-bid meeting. All proposers should request a copy of the Project Manual prior to the pre-proposal meeting. Copies of the Project Manual will not be available at that meeting. The Districts reserve the right in their sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those proposers who have requested a Project Manual.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual at a noticed public meeting following the opening of the bids. Price will be one factor used in determining the proposal that is in the best interest of the Districts, but the Districts explicitly reserve the right to make such award to other than the lowest price proposal. The Districts have the right to reject any and all proposals and waive any technical errors, informalities or irregularities if they, collectively or individually, determine in their discretion it is in the best interest of the Districts to do so.

Protests

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation

criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing within seventy-two (72) hours after the Proposal Pick-Up time. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the Districts' Rules of Procedure, which are available from the Districts Manager. Any proposer who files a Notice of Protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the Districts at the time of filing, a protest bond payable to the Districts whose decision or actions are the subject of the protest. If the protest relates to all three Districts, a separate protest bond shall be filed with each Districts. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the Districts' operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the Districts Staff may approve. All bonds shall be made payable to the Districts. Failure to post such bond within the requested time period shall result in the protest being dismissed by the Districts, with the proposer afforded no relief.

Notice of Public Meeting for Bid

Opening

A special joint meeting of the Rivers Edge Community Development Districts, Rivers Edge II Community Development Districts, and Rivers Edge III Community Development Districts will be held on April 6, 2026, at 1:00 p.m. at 475 West Town Place, Suite 114, St. Augustine, FL 32092 for the sole purpose of opening the bids. No official action of the Districts' Boards will be taken at this meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained by contacting the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32259, (904) 940-5850. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when staff or other individuals may participate by speaker telephone. Any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made with respect to any matter considered at a 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.

It is anticipated that bidders will be asked to attend a joint meeting of the Districts' Boards to give a brief presentation of their proposal. No substantive amendments will be permitted during the presentations. The date of the presentation meeting will be distributed separately to all bidders who attend the pre-proposal meeting and will be posted on the districts' websites.

Any and all questions relative to this request for proposals shall be directed only in writing to the District Manager, Corbin deNagy, at cdenagy@gmsnf.com, with e-mail copies to Lauren Gentry at Lauren@ddlawyers.com. Telephone inquiries will NOT be accepted.

C/S



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

INVOICE NO.	23476714
DATE	03/31/26

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 03/16/2026-03/29/2026	112.00	Hours	22.97	2,572.64
Security Officer				
Mileage	507.00	Per	0.655	332.09

RECEIVED
APR 02 2026
BY: _____

Approved RECDD 1
Submitted to A/P 04-02-26
By Richard Losco
Richard Losco

Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205

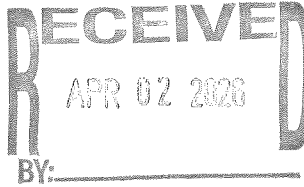
Sub-Total	2,904.73
Sales Tax	
TOTAL(\$)	\$2,904.73

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

Invoice

Invoice #: 289
Invoice Date: 4/1/26
Due Date: 4/1/26
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 - April 2026		4,670.00	4,670.00
Website Administration - April 2026		146.25	146.25
Information Technology -April 2026		283.92	283.92
Dissemination Agent Services - April 2026		599.75	599.75
Office Supplies		1.11	1.11
Postage		114.78	114.78
Copies		31.35	31.35
Telephone		84.88	84.88
Total			\$5,932.04
Payments/Credits			\$0.00
Balance Due			\$5,932.04

C/S



INVOICE

Number: INV0013

Date: Apr 6, 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
PREP AND INSTALL OF 4 PALLETS OF SOD Field next to The Gardens play park.	1	\$2,200.00	\$2,200.00
SUBTOTAL:			\$2,200.00
TOTAL:			\$2,200.00
PAID:			\$0.00
BALANCE DUE			\$2,200.00

Comments

Charge is for the prep and installation of 4 pallets of St Augustine sod. There is not charge for the sod.

Approved RECDD
Submitted to AP 4.7.2026
By Kevin McKendree
Kevin McKendree

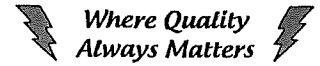
RECEIVED
APR 07 2026
BY: _____

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

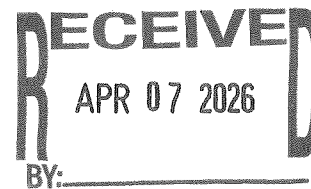
INVOICE 1189
DATE 04/07/2026
TERMS Net 30
DUE DATE 05/07/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Rt.13 Crosswalk flashers not working at Riverfront Park. Replaced batteries. Cleaned solar panel. Trimmed tree branches. Verified correct programming and operation upon completion.	700.00

Please make check payable to TMT Electric LLC.	SUBTOTAL	700.00
	TAX	0.00
	TOTAL	700.00
	BALANCE DUE	\$700.00

Approved RECDD
Submitted to AP 4.7.2026
By Kevin McKendree

Kevin McKendree





C/S

Invoice

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

Invoice # 431726
Date 03/31/2026
Terms Net 30
Due Date 04/30/2026
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 March	166.04	21.40	3,553.26

Thank you for your business.

Total 3,553.26

Corbin deNagy

4/2/2026



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

Billable Services Invoice

Invoice: 2.24.2026 – 3.25.2026

Date: 3-25-2026

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
February 24 th – March 25 th	166.04	\$21.40	\$3553.26
TOTAL			\$3553.26

Thank you for your business!





C/S

Invoice

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

Invoice #	431764
Date	03/31/2026
Terms	Net 30
Due Date	04/30/2026
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	158.20	158.20

Total 158.20

RECEIVED
APR 02 2026
BY: _____

Corbin deNagy
4/2/2026

Vesta Mileage Report

Name: **Kevin McKendree**

Month

Mar-26

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
3/2	Daily mileage	Rivertown	Rivertown	54.3	Riversedge CDD		54.3
3/3	Daily mileage	Rivertown	Rivertown	36.5	iversedge CDD		36.5
3/4	Daily mileage	Rivertown	Rivertown	38.4	iversedge CDD		38.4
3/5	Daily mileage	Rivertown	Rivertown	20	Riversedge CDD		20
3/6	Daily mileage	Rivertown	Rivertown	24.6	iversedge CDD		24.6
3/9	Daily mileage	Rivertown	Rivertown	51.7	iversedge CDD		51.7
3/10	Daily mileage	Rivertown	Rivertown	58.4	iversedge CDD		58.4
3/11	Daily mileage	Rivertown	Rivertown	28.9	iversedge CDD		28.9
3/12	Daily mileage	Rivertown	Rivertown	23.2	iversedge CDD		23.2
3/13	Daily mileage	Rivertown	Rivertown	31.3	iversedge CDD		31.3
3/16	Daily mileage	Rivertown	Rivertown	62	iversedge CDD		62
3/17	Daily mileage	Rivertown	Rivertown	48.4	iversedge CDD		48.4
3/18	Daily mileage	Rivertown	Rivertown	32.9	iversedge CDD		32.9
3/19	Daily mileage	Rivertown	Rivertown	26.6	iversedge CDD		26.6
3/20	Daily mileage	Rivertown	Rivertown	11.9	iversedge CDD		11.9
3/23	Daily mileage	Rivertown	Rivertown	48.6	iversedge CDD		48.6
3/24	Daily mileage	Rivertown	Rivertown	45.7	iversedge CDD		45.7
3/25	Daily mileage	Rivertown	Rivertown	32.3	iversedge CDD		32.3
3/26	Daily mileage	Rivertown	Rivertown	38.9	iversedge CDD		38.9
3/30	Daily mileage	Rivertown	Rivertown	63.2	iversedge CDD		63.2
3/31	Daily mileage	Rivertown	Rivertown	40.5	iversedge CDD		40.5

Total Mileage	818.30
Reimbursement Rate	\$0.580
Total Reimbursement	\$474.61
Date Submitted in Paycom	4/1/26

\$158.20



C/S

Invoice

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

Invoice # 431472
Date 04/01/2026
Terms Net 30
Due Date 05/01/2026
Memo Rivers Edge CDDI

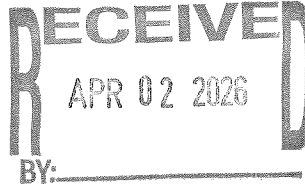
Bill To

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

4/2/2026

CLS



INVOICE

INVOICE #	INVOICE DATE
1130949	3/17/2026
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:

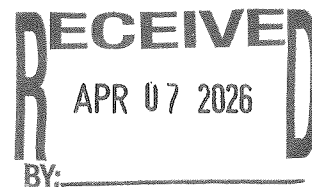
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: April 16, 2026

Invoice Amount: \$3,200.00

Description	Current Amount
Rivers Edge CDD I Spring annuals 2026	
Flowers/Annuals	\$3,200.00

Invoice Total \$3,200.00



Approved RECDD I
Submitted to AP on 4.7.2026
by Jason Davidson

Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
1130950	3/17/2026
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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

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

Invoice Due Date: April 16, 2026

Invoice Amount: \$1,240.00

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

March irrigation repairs-2026

Irrigation Repairs

\$1,240.00



COMPLETED WORK

W. O. # AMENITY CENTER
 NAME RIVER TOWN
 ADDRESS RIVER HOUSE POOL
 DATE 3/11/2026
 CDD1

#			EXTENTION
16	12" Spray head	\$ 25.00	\$ 400.00
20	nozzles	\$ 2.55	\$ 51.00
	relocate, cap and and heads at the pool beds		\$ -
1	fittings, couplings, tees, flex, pipe, cap, street fee and 90	\$ 45.00	\$ 45.00
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
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		\$ -	\$ -
		\$ -	\$ -
PARTS TOTAL			\$ 496.00

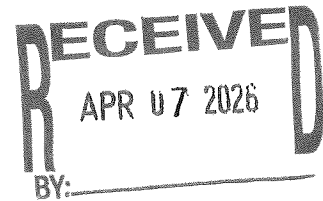
Invoice Total

\$1,240.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
3/11/2026	TECH	8	\$ 93.00	\$ 744.00
				\$ -
				\$ -
				\$ -
				\$ 744.00

repairs made at the pool

	MATERIALS	\$ 496.00
	LABOR & RENTAL	\$ 744.00
	TOTAL	\$ 1,240.00



Approved RECDD I
 Submitted to AP on 4.7.2026
 by Jason Davidson

Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
1130952	3/17/2026
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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

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

Invoice Due Date: April 16, 2026

Invoice Amount: \$311.09

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

March irrigation repairs-2026*****427 Main St.*****

Irrigation Repairs	\$311.09
--------------------	----------



COMPLETED WORK

W. O. # cdd1
 NAME RIVER TOWN
 ADDRESS 427 rivertown main st clock
 DATE 3/5/2026

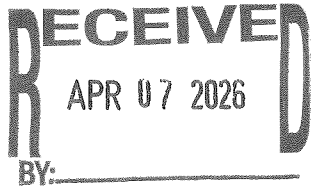
Invoice Total \$311.09

#	DESCRIPTION		EXTENSION
2	BROKEN ROTORS	\$ 22.85	\$ 45.70
4	BROKEN 6" SPRAYS + NOZZLES	\$ 11.61	\$ 46.44
2	nozzles	\$ 2.55	\$ 5.10
1	broken 12" spray head	\$ 25.00	\$ 25.00
1	broken 1/2 line	\$ 2.85	\$ 2.85
			\$ -
			\$ -
			\$ -
			\$ -
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			\$ -
			\$ -
			\$ -
PARTS TOTAL		\$	125.09

DATE	DESCRIPTION	HOURS	RATE	TOTAL
3/5/2026	TECH	2	\$ 93.00	\$ 186.00
				\$ -
				\$ -
				\$ -
			TOTAL	\$ 186.00

COMMENTS:

	MATERIALS	\$ 125.09
	LABOR & RENTAL	\$ 186.00
TOTAL		\$ 311.09



Approved RECDD I
 Submitted to AP on 4.7.2026
 by Jason Davidson

Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
1130953	3/17/2026
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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I
Address: 475 West Town Place Suite 114
 St. Augustine, FL 32092

Invoice Due Date: April 16, 2026
Invoice Amount: \$572.41

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

March irrigation repairs-2026*****131 Main St.*****
 Irrigation Repairs \$572.41



COMPLETED WORK

W. O. # CDD 1
 NAME RIVERTOWN
 ADDRESS 131 RIVERTOWN MAIN ST
 DATE 3/6/2026
 CDD1

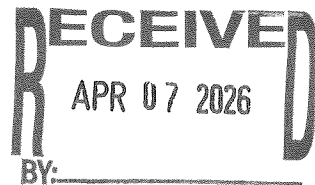
Invoice Total \$572.41

#	REPAIRS MADE AFTER IRRIGATION INSPECTION WORK ODER		EXTENTION
1	broken 3/4 lateral pipe	\$ 6.00	\$6.00
5	BROKEN ROTORS	\$ 22.85	\$ 114.25
6	BROKEN 6" SPRAY HEADS + NOZZLES	\$ 11.61	\$ 69.66
3	CLOG AND BROKEN NOZZLES	\$ 2.55	\$ 7.65
1	broken 1/2 line	\$ 2.85	\$ 2.85
		\$ -	\$ -
		\$ -	\$ -
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		\$ -	\$ -
	PARTS TOTAL	\$ 200.41	

DATE	DESCRIPTION	HOURS	RATE	TOTAL
3/8/2026		4	\$ 93.00	\$ 372.00
				\$ -
				\$ -
				\$ -
				\$ 372.00

COMMENTS: two broken 6" spray longleaf entrance
 four broken 0" sprays at the groves
 five broken rotors between longleaf and the groves
 one broken 1/2 line before the groves
 one broken 3/4 line on rivertown main just pass longleaf entrance

	MATERIALS	\$ 200.41
	LABOR & RENTAL	\$ 372.00
	TOTAL	\$ 572.41



Approved RECDD I
 Submitted to AP on 4.7.2026
 by Jason Davidson
Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
1138817	3/31/2026
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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

Invoice Due Date: April 30, 2026

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

Invoice Amount: \$337.87

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

March irrigation repairs-2026*****47 Narrowleaf*****
 Irrigation Repairs \$337.87



COMPLETED WORK

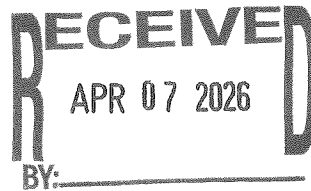
W. O. # north lake
 NAME RIVERTOWN
 ADDRESS 47 NORROWLEAF DR
 DATE 3/25/2026
 CDD1

Invoice Total **\$337.87**

#	bill after irrigation inspection		EXTENTION
1	broken rotors	\$ 22.85	\$ 22.85
2	nozzles	\$ 2.55	\$ 5.10
2	repair broken spray head + nozzles	\$ 11.61	\$ 23.22
1	repair broken bubbler	\$ 4.85	\$ 4.85
1	repair broken 1/2 pipe under tree root	\$ 2.85	\$ 2.85
		\$ -	\$ -
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		\$ -	\$ -
PARTS TOTAL		\$	58.87

DATE	DESCRIPTION	HOURS	RATE	TOTAL
3/25/2026	tech	3	\$ 93.00	\$ 279.00
				\$ -
				\$ -
				\$ -
				\$ 279.00

COMMENTS :zone 1 two broken spray left side of 63 narrowleaf dr
 zone 23 broken 1/2 pipe under tree roots just pass north lake sign



	MATERIALS	\$ 58.87
	LABOR & RENTAL	\$ 279.00
TOTAL		\$ 337.87

Approved RECDD I
 Submitted to AP on 4.7.2026
 by Jason Davidson
Jason Davidson

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

C/S



INVOICE

INVOICE #	INVOICE DATE
976254	04/07/2026
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

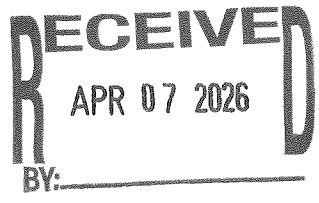
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 08, 2026

Invoice Amount: \$3,200.00

Description			Current Amount
Arbors Play Park Sod and Top Dressing			
Zoysia Sod	2	\$520.00	\$1,040.00
Wild Earth Top Dressing Soil	10	\$90.00	\$900.00
General Labor	18	\$70.00	\$1,260.00
Invoice Total			\$3,200.00



Approved RECDD
Submitted to AP 4.7.2026
By Kevin McKendree
Kevin McKendree

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

C/S



10-S Tennis Supply & Dinkshot Pickleball
 1400 NW 13th Avenue
 Pompano Beach, FL 33069
 Toll-Free: (800) 247-3907
 Local: (954) 969-5440
 www.10-S.com / www.dinkshot.com

Invoice

#174494

Date: 4/1/2026

Bill To

Rivers Edge CDD
 475 West Town Place Suite 114
 World Golf Village
 St Augustine FL 32092
 United States

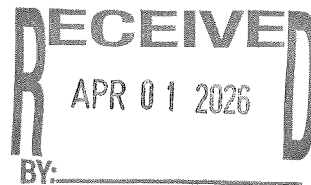
Ship To

RiverTown Amenity Center
 140 Landing St
 St Johns FL 32259
 United States

Terms	Due Date	PO #	Sales Rep	Ship Via
Net 30	5/1/2026	Kevin McKendree	Kimberly Valencia	R+L

Quantity	Item	Options	Customer Description	Rate	Amount
1	OHT8014-RS RS - Har-Tru 80# Bags - (1.4 Ton Skid / 35 Bags) - LG		* R&L Delivery * Contact for delivery is Kevin McKendree @ 904-607-1038 or 904-679-5523	\$665.00	\$665.00

Subtotal	\$665.00
Shipping Costs (R +L)	\$255.00
Tax (0%)	\$0.00
Total	\$920.00
Amount Paid	\$0.00
Amount Due	\$920.00



Approved RECDD
 Submitted to AP 4.1.2026
 By Kevin McKendree

Kevin McKendree



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 # 5328627605
Invoice Date 04/09/2026
Credit Terms NET 30 DAYS
Customer # 10528780
Store# RIVERS EDGE COMMUNITY DEV DISTRICT
Cintas Route LOC #0292 ROUTE 0009
Order # 7062965235
Payer # 10596960

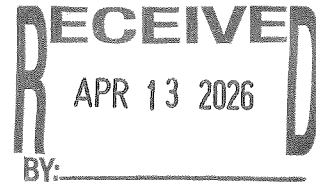
Bill To RIVERS EDGE 1
140 LANDING STREET
ST JOHNS, FL 32259

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	
44429	LARGE PATCH 2INX3IN MED	1 BOX	\$19.20	\$19.20	
72240	ROLLER GAUZE 4IN NON-STER	1 EA	\$13.21	\$13.21	
100439	HYDROCORTISONE CREAM SM	1 BAG	\$12.09	\$12.09	
			Unit Subtotal:	\$44.50	
Unit 000000000999900999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$24.95	\$24.95	
			Unit Subtotal:	\$24.95	
			Invoice Sub-total	\$69.45	
			Tax	\$0.00	
			Invoice Total	\$69.45	

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

Note

Approved RECDD 1
Submitted to A/P 04-13-26
By Richard Losco
Richard Losco



FORTRESS ENGINEERING GROUP LLC
6622 Southpoint Dr S Ste 240
Jacksonville, FL 32216 US
Mackenzie@fortressengineeringgroup.com
www.FortressEngineeringGroup.com



INVOICE

BILL TO

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

INVOICE # spi-5820121
DATE 04/16/2026
DUE DATE 04/16/2026
TERMS Due on receipt

PROJECT ADDRESS

100 Riverfront Trail

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Licensed Engineer Inspection	1	1,200.00	1,200.00
	Property assessment by Florida licensed professional engineer and inspector.			
	Stamped Report	1	0.00	0.00
	3 marine structures at 100 Riverfront Trail			

None
Please respond to this email or 904.821.7300 to schedule your project or process payment.

BALANCE DUE **\$1,200.00**

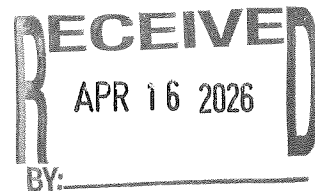
3% processing fee for credit card payments, free processing for e-check option

We truly appreciate your trust and business.

Pay invoice

Approved RECDD
Submitted to AP 4.16.2026
By Kevin McKendree

Kevin McKendree





C/S

Invoice

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

Invoice # 431951
Date 03/31/2026
Terms Net 30
Due Date 04/30/2026
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 - 2026-02-28 - WM SUPERCENTER #1225 - Mother son dance items			63.49
Kevin McKendree - 2026-02-24 - UNDER PRESSURE SALES - Pressure washer parts			257.96
Total Billable Expenses			321.45

Total 321.45

Invoice received 4/9/2026

Corbin deNagy

4/10/2026

RECEIVED
APR 10 2026
BY: _____

3001900	F	11.
3001900	F	11.
3060940	F	10.
3060940	F	10.

SUBTOTAL		63.
TOTAL		63.
ISA TEND		63.
ANGE DUE		0

NSACTION

Complete - 30
Lance

87

75

1 - 3/8 F/S

18

95

3/8 m/s

18

95

Fl tax

~~18~~

Exempt

8 Hose

129

99

Total =

~~279~~

257

96

Paid - via

2/23/26

C/S



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

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

Invoice Number	261053438
Customer Number	C3178876
Invoice Date	04/01/2026
Due Date	05/01/2026
Order Date	03/31/2026
Order Number	S160874542
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	2	CT	22.48	44.96
HERX6639AK	LINER,REPRO,33X39 1.5ML,BK 100/CT	2	CT	48.99	97.98
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	71.04	71.04
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	36.97	36.97

SUBTOTAL:	250.95
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	250.95
Total Due:	250.95

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



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

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



BY: _____
Approved RECDD 1
Submitted to A/P 04-09-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	261053438
Invoice Date	04/01/2026
Terms	Net 30
Total Due	250.95

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

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

C/S



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

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

PM(P)

Invoice Number	261073576
Customer Number	C3178876
Invoice Date	04/02/2026
Due Date	05/02/2026
Order Date	03/31/2026
Order Number	S160874542
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
RAC96085	CLEANER,TOILET, WITH BLEACH, 24 OZ, 2/PK, 4PK/CT	1	PK	10.32	10.32

SUBTOTAL: 10.32
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 10.32
Total Due: 10.32

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



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

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

RECEIVED
APR 09 2026
BY: _____

Approved RECDD 1
Submitted to A/P 04-09-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	261073576
Invoice Date	04/02/2026
Terms	Net 30
Total Due	10.32

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

C3178876261073576261073576000000010320

C/5



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

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

Invoice Number	261232406
Customer Number	C3178876
Invoice Date	04/09/2026
Due Date	05/09/2026
Order Date	04/08/2026
Order Number	S161080935
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
RAC96085	CLEANER,TOILET, WITH BLEACH, 24 OZ, 2/PK, 4PK/CT	1	PK	10.67	10.67
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	36.97	36.97
CLO30966	CLOROXPRO GERMICIDAL BLEACH, CONCENTRATED, 121 FL OZ	1	CT	36.60	36.60
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	71.04	71.04
HERX7658AK	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	4	CT	54.98	219.92
GPC43714	SOAP FOAM REFILL,GENTLE,PAC BLU ULT,FRAG FREE,4/CT	1	CT	67.63	67.63
TCO28600	BAG;WASTE;DOG	1	CT	86.90	86.90

- 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

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

Remittance Section	
Customer Number	C3178876
Invoice Number	261232406
Invoice Date	04/09/2026
Terms	Net 30
Total Due	558.20

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

C3178876261232406261232406000000558208



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

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

Approved RECDD 1
Submitted to A/P 04-13-26
By Richard Losco
Richard Losco

Customer Number	C3178876
Invoice Number	261232406
Invoice Date	04/09/2026

RECEIVED
APR 13 2026
BY: _____

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
- Continued On From Previous Page -					
CLO35417	CLOROX CLEAN-UP CLOROX PRO DISINFECTANT SPRAY 9/32FO	3	EA	9.49	28.47

SUBTOTAL:	558.20
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	558.20
Total Due:	558.20

C/S



INVOICE

INVOICE #	INVOICE DATE
1146765	4/1/2026
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

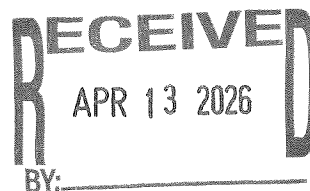
Invoice Due Date: May 1, 2026

Invoice Amount: \$91,599.75

Description	Current Amount
Monthly Landscape Maintenance April 2026	\$91,599.75

Invoice Total **\$91,599.75**

NON-CONFIDENTIAL LANDSCAPE MAINTENANCE



Approved RECDD I
Submitted to AP on 4.13.2026
by Jason Davidson

Jason Davidson

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

C/S



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

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

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

INVOICE

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

INVOICE # 4265766253
INVOICE DATE 04/13/2026
SERVICE TICKET # 4265766253
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 016

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	3X5 ACTIVE SCRAPER	04	F	3	9.000	27.00	N
	X10186	4X6 ACTIVE SCRAPER	04	F	2	10.501	21.00	N
	X10189	3X5 XTRAC MAT ONYX	04	F	2	14.249	28.50	N
	X10192	4X6 XTRAC MAT ONYX	04	F	1	18.000	18.00	N
	X10202	3X10 XTRAC MAT ONYX	04	F	1	22.500	22.50	N
SUBTOTAL							117.00	
SERVICE CHARGE							8.21	N
SUBTOTAL							125.21	
TAX							0.00	
TOTAL USD							125.21	

Approved RECDD 1
Submitted to A/P 04-20-26
By Richard Losco

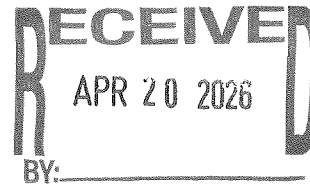
Richard Losco

You will notice the annual price adjustment on your invoice beginning on 05/1/2026. Rental rates are being adjusted to account for increases in labor wage rates, fleet expenses, raw materials, and energy costs. Rates will remain consistent for the next year.

Thanks for your trust in Cintas. We remain committed to providing you with the highest quality service in the rental industry.

Signature :

Cust. Name: RIVERS EDGE CDD
Lynn R 10:30 AM 04/13/26
SoldTo# 0021060308 SO# 4265766253
Invoice Total Payment on Account
\$125.21 \$0.00



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 #
4/21/2026	3998

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

Job
Rivers Edge CDD 1 North Lake

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: North Lake</p> <p>Reference: Clearing</p> <p>Scope of Work: 4/20</p> <p>1. Clean out of vegetation and debris in outfall structure between Olivette and Narrowleaf</p> <p>Total cost for the above work</p>	1,500.00

Thank you for your business!

RECEIVED
APR 22 2026
BY: _____

Total	\$1,500.00
Payments/Credits	\$0.00
Balance Due	\$1,500.00

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

Approved RECDD
Submitted to AP 4.22.2026
By Kevin McKendree
Kevin McKendree

C/S



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

INVOICE NO.	23476921
DATE	04/14/26

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 03/30/2026-04/12/2026				
Security Officer	111.25	Hours	22.97	2,555.41
Mileage	532.00	Per	0.655	348.46

RECEIVED
APR 16 2026
BY: _____

Approved RECDD 1
Submitted to A/P 04-16-26
By Richard Losco
Richard Losco

Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205

	Sub-Total	2,903.87
	Sales Tax	
	TOTAL(\$)	\$2,903.87



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 # 14702
Date: 04/20/2026
Due On: 05/20/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$4,230.32	) - ( \$0.00	) = \$4,230.32

RECDD-01

Rivers Edge CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	03/03/2026	Review and revise February Board meeting minutes; review and revise joint Board meeting minutes; confer with District staff regarding Mini Movers and Bark to Bliss license agreements.	0.60	\$295.00	\$177.00
Service	LG	03/03/2026	Review terms of new license agreements; follow up on status of legal action items.	0.30	\$350.00	\$105.00
Service	LG	03/04/2026	Attend conference call regarding retaining wall responsibility.	0.20	\$350.00	\$70.00
Service	LG	03/05/2026	Finalize landscape RFP documents.	0.70	\$350.00	\$245.00
Service	MGH	03/05/2026	Review draft agenda for upcoming Board meeting and identify legal items needed.	0.20	\$295.00	\$59.00
Service	LG	03/06/2026	Review draft agenda and attend agenda planning call.	1.20	\$350.00	\$420.00
Service	LG	03/06/2026	Prepare first addendum to landscape	0.10	\$350.00	\$35.00

RFP.						
Service	LG	03/11/2026	Update resolution setting hearing on club annual fee.	0.30	\$350.00	\$105.00
Service	LG	03/16/2026	Review agenda and prepare for Board meeting.	0.40	\$350.00	\$140.00
Service	CD	03/16/2026	Research Website; Draft Fiscal Year 2027 Budget Resolutions, Notices, Affidavits and Notices of Mailings and Appropriation Resolution; Update Tracking Chart.	0.40	\$190.00	\$76.00
Service	MGH	03/17/2026	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting.	1.10	\$295.00	\$324.50
Service	LG	03/18/2026	Travel to and attend board meeting.	4.10	\$350.00	\$1,435.00
Service	LG	03/18/2026	Confer with Fatuch regarding Riptides license agreement and Hallocrawl event.	0.30	\$350.00	\$105.00
Expense	KB	03/18/2026	Travel: Mileage - LG.	114.20	\$0.725	\$82.80
Expense	KB	03/18/2026	Travel: Hotel - LG.	1.00	\$94.52	\$94.52
Expense	KB	03/18/2026	Travel: Meals - LG.	1.00	\$4.00	\$4.00
Service	LG	03/19/2026	Review and approve landscape RFP addendum #2.	0.20	\$350.00	\$70.00
Service	SH	03/20/2026	Monitor and report on bills affecting special districts, including final bill passage analysis and final distribution of the newsletter.	0.30	\$285.00	\$85.50
Service	MGH	03/24/2026	Revise license agreement with Rivertown Riptides.	0.20	\$295.00	\$59.00
Service	LG	03/29/2026	Review and analyze bills passed in 2026 legislative session and impacts on District operations.	0.10	\$350.00	\$35.00
Service	LG	03/30/2026	Review addendum 3 to landscape RFP; provide information on bid bond requirements; revise notices for club fee hearing.	0.60	\$350.00	\$210.00
Service	MGH	03/30/2026	Review, revise and finalize notices of rule development and rulemaking for public hearing on resident club fee.	0.20	\$295.00	\$59.00
Service	LG	03/31/2026	Review and revise March minutes.	0.50	\$350.00	\$175.00
Service	MGH	03/31/2026	Review draft agenda for April Board meeting and special joint meeting;	0.20	\$295.00	\$59.00

identify legal follow-up items needed.

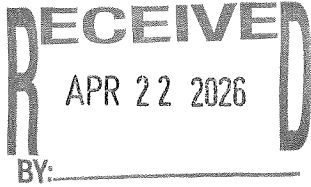
Total \$4,230.32

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

Please pay within 30 days.

Corbin deNagy

4/22/2026





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

April 16, 2026
 Project No: P0113094.60
 Invoice No: 22011969

Daniel Laughlin
 Asst. District Manager
 Rivers Edge Community Development District
 Rivers Edge CDD
 c/o Governmental Management Services, LLC
 Attn: Corbin deNagy
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Project P0113094.60 Rivers Edge CDD - O & M
 For services including attending February & March CDD meeting and coordination with staff on Landscape & Stormwater CDD exhibits.

Professional Services from January 31, 2026 to April 03, 2026

Professional Personnel

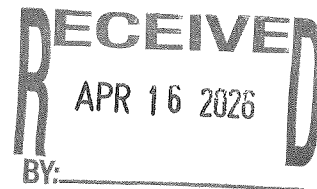
	Hours	Rate	Amount	
Project Director	8.00	235.00	1,880.00	
Vice President	1.50	250.00	375.00	
Landscape Architect	5.00	150.00	750.00	
Totals	14.50		3,005.00	
Total Labor				3,005.00

Reimbursable Expenses

Printing - Reimbursable			18.20	
Travel - Reimbursable - Mileage			8.46	
Travel - Reimbursable- Mileage Client OV			5.32	
Total Reimbursables	1.15 times		31.98	36.78
	Total this Invoice			\$3,041.78

Corbin deNagy

4/16/2026

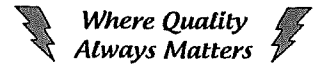


C/S

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

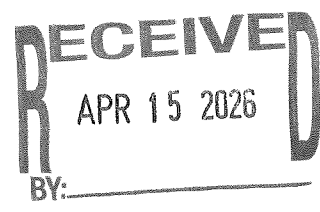
BILL TO
Rivers Edge CDD 1
475 West Town Place
Suite 114
Saint Augustine, Florida
32092

INVOICE 1190
DATE 04/15/2026
TERMS Net 30
DUE DATE 05/15/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Longleaf Pine Parkway 'RIVERTOWN' sign ground lights are ineffective. Removed ground lights and old wiring. Provided and installed conduit, wires, and four fixtures above the sign. Installed two elevated ground lights for the tower portion of the monument sign. Verified correct operation upon completion.	2,650.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	2,650.00
TAX	0.00
TOTAL	2,650.00
BALANCE DUE	\$2,650.00



Approved RECDD
Submitted to AP 4.15.2026
By Kevin McKendree

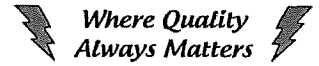
Kevin McKendree

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 1191
DATE 04/15/2026
TERMS Net 30
DUE DATE 05/15/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	'RIVERTOWN' sign at the roundabout on Rivertown Blvd. and Rt. 13 not fully lit. Replaced fourteen bad LED modules in letters. Verified all letters lit and working correctly.	501.00

Please make check payable to TMT Electric LLC.	SUBTOTAL	501.00
	TAX	0.00
	TOTAL	501.00
	BALANCE DUE	\$501.00



Approved RECDD
Submitted to AP 4.16.2026
By Kevin McKendree

Kevin McKendree



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

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

Invoice Number	261344171
Customer Number	C3178876
Invoice Date	04/15/2026
Due Date	05/15/2026
Order Date	04/14/2026
Order Number	S161221433
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.

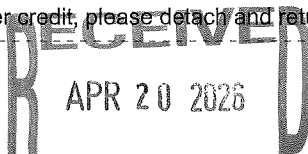
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
TCO28600	BAG;WASTE;DOG	3	CT	86.90	260.70
GPC43714	SOAP FOAM REFILL,GENTLE,PAC BLU ULT,FRAG FREE,4/CT	1	CT	67.63	67.63
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	71.04	71.04
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	2	CT	22.48	44.96

SUBTOTAL: 444.33
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 444.33
Total Due: 444.33

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 04-20-26
By Richard Losco

Richard Losco

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

Remittance Section	
Customer Number	C3178876
Invoice Number	261344171
Invoice Date	04/15/2026
Terms	Net 30
Total Due	444.33

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

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 04/16/2026
SHIP VIA UPS

INVOICE 23552
DATE 04/16/2026
TERMS Net 30
DUE DATE 05/16/2026

	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

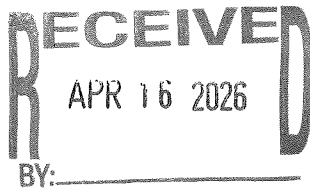
SUBTOTAL	465.60
TAX	0.00
TOTAL	465.60

Approved RECDD 1
Submitted to A/P 04-16-26
By Richard Losco

Richard Losco

BALANCE DUE \$465.60

Pay invoice



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/14/26	00011	4/06/26 04062026	202603 600-53800-61000	STORM INVESTIGATION & RPR	*	4,723.80		
		4/06/26 04062026	202603 600-53800-61000	ROADWAY REPAIR	*	9,027.20		
							13,751.00	000054

4/24/26	00014	4/08/26 04082026	202604 600-53800-61000	1ST DRAW TENNIS CT RESURF	*	38,475.00		
							38,475.00	000055

TOTAL FOR BANK B						52,226.00		
TOTAL FOR REGISTER						52,226.00		

C/S

Marcus McInarnay, President
Mike Vallencourt Sr., Chairman



Mike Vallencourt II, Vice President
J. Daniel Vallencourt, Vice President
Stan Bates P.E., Vice President

INVOICE

Date: 03/01/2026

Period To: 03/31/2026

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

VCC Project #: 202601
Vallencourt Construction C... Project #: Rivertown Orange Branc...
Vallencourt Construction C... Subcontract #: 202601
Application #: 1

Attn:

**Project Description: Rivertown Orange Branch Trail - Sink Hole Repair
Orange Branch Trail
St Johns, FL 32259**

ORIGINAL CONTRACT AMOUNT.....	\$	13,751.00
CHANGE ORDERS TO DATE.....	\$	0.00
REVISED CONTRACT AMOUNT.....	\$	13,751.00
PERCENTAGE COMPLETE.....	100.00..	
WORK COMPLETE TO DATE.....	\$	13,751.00
STORED MATERIALS.....	\$	0.00
TOTAL COMPLETED & STORED.....	\$	13,751.00
LESS RETAINAGE.....	\$	0.00
TOTAL EARNED LESS RETAINAGE.....	\$	13,751.00
LESS PREVIOUS BILLINGS.....	\$	0.00
CURRENT DUE.....	\$	13,751.00

Account Summary:	Sales This Period	Sales To Date
Gross:	13,751.00	13,751.00
Retainage:	0.00	0.00
Net:	13,751.00	13,751.00



APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

(Instructions on reverse side)

PAGE

TO: Rivers Edge CDD
475 West Town Place, #suite 114
St. Augustine, FL 32092

PROJECT: Rivertown Orange Branch Trail - Sink Hole Repair APPLICATION NO: 1

PERIOD TO: 03/31/2026

Distribution to:
 OWNER
 ENGINEER
 CONTRACTOR

FROM: Vallencourt Construction Co. Inc.
449 Center Street
Green Cove Springs, FL 32043

CONTRACTOR'S
PROJECT NO: 202601

CONTRACT DATE: 03/02/2026

CHANGE ORDER SUMMARY			ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner				
TOTAL			\$0.00	\$0.00
Approved this Month				
Number	Date Approved			
TOTALS			\$0.00	\$0.00
Net change by Change Orders				\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment shown issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Vallencourt Construction Co. Inc. Spence Nagy, Estimator/Project Manager

By: Spence Nagy Date: 04/06/2026

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached	
1. ORIGINAL CONTRACT SUM.....	\$ 13,751.00
2. Net change by Change Orders.....	\$ 0.00
3. CONTRACT SUM TO DATE (Line 1 +- 2).....	\$ 13,751.00
4. TOTAL COMPLETED & STORED TO DATE.....	\$ 13,751.00
(Column G on G703)	
5. RETAINAGE:	
a. 0.00 % of Completed Work	\$ 0.00
(Column D + E on G703)	
b. 0.00 % of Stored Materials	\$ 0.00
(Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column 1 of G703).....	
	\$ 0.00
6. TOTAL EARNED LESS RETAINAGE:.....	\$ 13,751.00
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate).....	\$ 0.00
8. CURRENT PAYMENT DUE.....	\$ 13,751.00
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$ 0.00
(Line 3 less Line 6)	

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED..... \$ _____

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where available retainage for line items may apply.

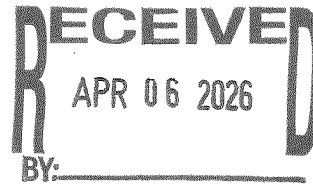
Rivers Edge CDD
Rivertown Orange Branch Trail - Sink Hole Repair
St Johns, FL 32259

APPLICATION NUMBER: **1**
 APPLICATION DATE: **04/06/2026**
 PERIOD TO: **03/31/2026**
 VCC PROJECT #: **202601**

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G+C)	H BALANCE TO FINISH (C-G)	I RETAINAGE
			D FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
		\$13,751.00	\$0.00	\$13,751.00	\$0.00	\$13,751.00	100.00%	\$0.00	\$0.00
1	Storm Investigation & Repair	\$4,723.80	\$0.00	\$4,723.80	\$0.00	\$4,723.80	100.00%	\$0.00	\$0.00
2	Roadway Repair	\$9,027.20	\$0.00	\$9,027.20	\$0.00	\$9,027.20	100.00%	\$0.00	\$0.00
	ORIGINAL CONTRACT TOTALS	\$13,751.00	\$0.00	\$13,751.00	\$0.00	\$13,751.00	100.00%	\$0.00	\$0.00
	CHANGE ORDERS								
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%	\$0.00	\$0.00
	TOTAL----->	\$13,751.00	\$0.00	\$13,751.00	\$0.00	\$13,751.00	100.00%	\$0.00	\$0.00

Approved RECDD
 Submitted to AP 4.6.2026
 By Kevin McKendree

Kevin McKendree



**WAIVER AND RELEASE OF LIEN
UPON FINAL PAYMENT**

The undersigned lienor, upon payment from the lienee, of the sum of **\$ 13,751.00**, hereby waives and releases its lien and right to claim a lien including all claims, change orders, or demands whatsoever for labor, services, or materials furnished through **03/31/2026** on the job of **Rivers Edge CDD** to the following described property :

Project: Rivertown Orange Branch Trail - Sink Hole Repair
Location: Orange Branch Trail, St Johns, FL 32259

This waiver and release does not cover any labor, services, or materials furnished after the date specified. The undersigned represents that he/she is an authorized agent of Lienor and has authority to execute this Waiver and Release of Lien on behalf of Lienor.

Dated on: 03/26/2026

Lienor's Name: Vallencourt Construction Co. Inc.
Address: 449 Center Street
Green Cove Springs, FL 32043

Phone: (904) 291-9330

By: Spence Nagy

Printed Name: Spence Nagy
Title: Estimator/Project Manager

Title 202601 - PayApp - Rivertown Orange Branch Trail - Sink Hole Repair - Vallencourt Construction Co. Inc. - Mar2026

File name 202601_PayApp_1_RivertownOrangeBranchTrailSinkHoleRepair_VallencourtConstructionCoInc_Mar2026.pdf

Audit trail format MM/DD/YYYY

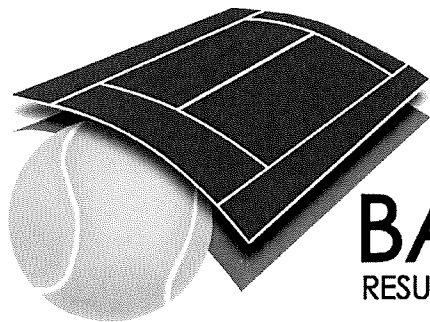
Status Signed

Document history

Created 04/06/2026 09:28:11 EDT
Created by Spence Nagy (spence@vallencourt.com)
IP: 50.237.44.42

Signed 04/06/2026 10:10:15 EDT
Signed by Spence Nagy (spence@vallencourt.com)
IP: 50.237.44.42

This audit trail provides a detailed history of the online activity, events, and signatures recorded for this document, in compliance with the E-SIGN Act. All parties have chosen to use electronic documents and to sign them electronically. These electronic records and signatures carry the same weight and have the same legal effect as traditional paper documents and wet ink signatures.



BAB Tennis Courts

RESURFACING CONSTRUCTION MAINTENANCE

RiverTown Tennis Center Clay Court Fencing Removal and Installation Invoice

Name: Rivertown Tennis Courts	From: Brian Bullock
Attention: Kevin Kmckendree@vestapropertyservices.com	Date: 4.8.26
Address- Vesta property Rivertown Kendall Crossing Dr St Johns, FL 32259	Phone Number: 352-572-0179

Kevin,

Poles-

Remove each existing pole and dispose of each existing pole offsite. Installation of new poles will consist of each pole being installed using mixed concrete. All poles will be galvanized and powder coated. All terminal poles will be 3" in diameter and all line poles will be 2 1/2 " in diameter.

All courts will have bottom rail installed instead of tension wire.

Hardware-

We will install all new hardware listed below along with the description of the base material. All hardware will be factory coated black.

Fence Installation Hardware-

Brace bands- Galvanized

Loop caps- Aluminum
Rail ends- Aluminum
Pole caps(Dome Caps)- Aluminum
Tension bands- Galvanized
Gate hinges- Galvanized
Gate latches- Galvanized
Nuts and bolts- Galvanized
Boulevards (Bottom Rail Hardware)- Galvanized

Wire Fence Mesh-

We will install 10' and 3' 9 Gauge vinyl dipped galvanized mesh with 1 3/4 inch gap spacing on the 10' sections and 2" gap spacing on all 3 tennis courts. This includes all new gates for each court. All old gates will be hauled off site.

Cost per court- \$25,650.00 per court (3)

Total Cost- \$76,950.00

**Draw #1 Due on Acceptance-\$38,475.00-
Due now**

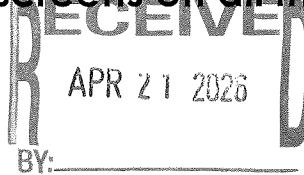
Draw #2- Due on Fence Completion-\$30,000.00

Draw#3- Due on Windscreen installation-\$8,475.00

This price includes new windcreens on all three courts.

Approved RECDD
Submitted to AP 4.21.2026
By Kevin McKendree

Kevin McKendree



If you have any questions or concerns or if you would like to make any changes to the estimate, please do not hesitate to call or email.

Thanks and best,
Brian Bullock
B.A.B. Tennis Courts

P.O Box 5212 Ocala, FL 34478 352-572-0179 BullockTennis@gmail.com

FOURTH ORDER OF BUSINESS

A.



River's Edge CDD I, II & III

Landscape Update – June 2026

General Maintenance

Routine landscape maintenance continues throughout the community and includes mowing, edging, weed-eating, trimming, shrub care, weed control, mulch bed treatments, and removal of tree suckers. Efforts to reduce moss presence are ongoing across all areas. Fallen trees and limbs have been cleared at no additional cost, while larger removals are being addressed by the arbor team.

Monthly inspections are conducted collaboratively by Mattamy, Vesta, and Yellowstone to ensure overall appearance and maintenance standards are being met.

Turf is currently being maintained at appropriate seasonal mowing heights. Residents may notice temporary scalping as part of this process, which supports healthier long-term growth.

Mulch installation across the community has been completed.

Irrigation

The irrigation system is actively monitored, with technicians performing ongoing inspections and repairs as needed.

Irrigation is currently operating three days per week.

Efficiency improvements are being evaluated, including the removal of unnecessary bubblers and the addition or verification of rain sensors to optimize water usage.

Fertilization & Chemical Treatments

Weed control treatments are being applied throughout the community to maintain turf quality.

Granular fertilizer applications are ongoing to promote healthy turf growth.

Roses are receiving targeted care, including applications of bone meal and liquid fertilizers to support blooming and vitality.

Arbor Care

Tree maintenance efforts continue, with low-hanging branches being elevated to improve safety, visibility, aesthetics, and overall tree health.

Overall, the landscape program is progressing well, with coordinated oversight and proactive maintenance ensuring the community maintains a high-quality appearance.

E.

1.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: 06/17/2026

Submitted by: Kevin McKendree & Richard Losco

RECDD I

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. Possibly mid-July.

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, as even coned off, kids were continuing to play on them. CDD board 1 elected to go with Kompan's proposal. Although boards 2 and 3 stated they would not want any other company besides Kompan in Rivertown, we will need both boards to officially cast their vote before ordering this new playground.

Umbrellas at RiverHouse:

New umbrellas were approved and ordered for the RiverHouse pool deck. This should be an 8-week lead time.

Basketball Court Vandalism:

Due to the continued vandalism of the basketball court with e-bikes, we recommend fencing 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. This was approved and we have placed our order with Fencescapes. Scheduling to follow.

Feature pump motor at RiverHouse:

The feature pump motor went out last week at the RiverHouse. This controls the bubblers at the beach entry and water shooters on the pergola pillars. A replacement has been ordered and will be replaced as soon as it arrives.

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 in Austin Texas from Denmark on June 17th at which point scheduling 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.

RIVERTOWN

RECDD's Lifestyle Report

Date of report: **06/17/2026**

Submitted by: **Kim Fatuch**

May Events

- 5.22.26 – Dustin Bradley Music
 - Live Music in the café
- 5.25.26 – Annual Luau
 - Residents can enjoy a Hawaiian themed pool party at the Riverhouse
 - Roughly 300 residents attended this event.
 - Dancers were amazing



June Events

- 6.11.26 – Music Bingo
 - Residents' favorite weeknight game in the café
- 6.12.26 – Jeremy Weinglass
 - Live music in the café

- 6.13.26 – Balls, Brews & Bonfire
 - To celebrate the dads, we are holding a dad-centric event at the RiverHouse.
- 6.19.26 – Greg Johnson
 - Live Music in the café
- 6.25.26 – Music Bingo
 - Residents’ favorite weeknight game in the café
- 6.27.26 – Adult Toga Party
 - Residents 21+ are invited to the RiverClub for a kid-free evening at the pool

RIVERTOWN

RECDD’s Amenity Manager Report

Date of Report: 06/17/2026

Submitted by: Ken Council & Richard Losco

Summer is in full effect! Lifeguard hours are 11am – 7pm at the RiverHouse (Tuesday – Sunday), and 10am – 8pm at the RiverLodge (Thursday – Tuesday). The RiverHouse Slide & RiverLodge Water Activity Pool/Splash Park will only be open when lifeguards are on duty. The RiverTown Annual Luau was a major success on Monday, 5/25/2026 at the RiverHouse. Technogym is waiting on parts to repair the Lat Pulldown at the RiverLodge.

RiverHouse

Closed Mondays

Clubhouse Staff Hours:

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

11am - 9pm (Friday & Saturday)

Recreational & Lap Pool:

- Both pools are open 30 minutes after Sunrise until 30 minutes before Sunset
- Lap Pool is for Lap Swim Only!!! No hanging on Lap Lines!! No diving off dive blocks!

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- Lifeguard hours are 11am – 7pm at the RiverHouse (Tuesday – Sunday).
 - The RiverTown Annual Luau was a great success on Monday, 5/25/2026 at the RiverHouse.
-

RiverClub

Closed Tuesdays

Amenity Hours:

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

Other Updates:

- Dynamic Security will be out to repair Southeast pool gate magnetic lock.
-

RiverLodge

Closed Wednesdays

Amenity Hours (Airnasium & Fireplace):

- 10am – 8pm (Thursday - Tuesday)

Water Activity Pool/Splash Pad & Lifeguard Hours:

- The Water Activity Pool/Splash Park will only be open when lifeguards are on duty.
- Lifeguards will be on duty from 10am – 8pm every day (except Wednesdays) for Summer.

Lazy River, Lounge Area, & Volleyball Court Hours:

- 10am – 30 minutes before sunset

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- Technogym is awaiting parts to repair the Lat Pulldown machine.
- ACE Doors came out to repair the broken gate from the Volleyball court to the maintenance parking area on 6.4.2026.

RIVERTOWN

RECDD's Café Report

Date of report: **06/17/2026**

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

The month of April showed no signs of slowing down with strong Total POS Net Sales at \$97,646. Food and Beverage continue to be the primary revenue drivers, with alcoholic beverage sales not far behind. Wages as a percentage of net sales were 22.2%, phenomenal, and food and beverage expense hovered at 43.4% of net sales. We will continue to review purchasing, waste, and pricing to minimize our cost of goods expense to maintain low prices for our residents.

April represents the change of seasons and the beginning of summer, with events and programs scheduled throughout Labor Day! April events included music bingo and live music entertainment. Memorial Day and July 4th festivities have been planned for the community.

Planning will continue for staffing needs, menu design edits, and service-related issues. One of the biggest challenges this summer will be meeting staffing needs. The kitchen is focused on reducing cost of goods sold and managing labor schedules to improve gross margins. Labor costs are well controlled overall but fluctuate significantly with net sales volume.

Square POS Net Sales were up 15.7% for the month of April @ \$97,646 compared to \$84,386 prior year. Revenue was driven by the warm weather and booked events which included live music and music bingo.

Cost of Goods Sold (Food and Beverage) was @ 43.4% in the month of April, compared to 38.8% prior year.

Food & Beverage as % of Revenue:

Target	12-Month	% Rate – 40%
Optimal	12-Month	% Rate – 35%
Actual	April '26	% Rate – 43%

Gross Wages as % of net sales were 22.2% in the month of April, compared to 24.1% prior year.

Gross Wages as % of Revenue:

Target	12-Month	% Rate – 35%
Optimal	12-Month	% Rate – 30%
Actual	April '26	% Rate – 22%

If the current trends continue, summer months could surpass prior peak months in both revenue and net income, reinforcing a strong 2026 performance.



Customer Service Report

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

Date of Visit: 5/31/2026
 Weather: 85 °F High
 25% ☁

Waterway and Ditch Treatments

Site	A	AA	B	BB	C	CC	CR1	CR2	CR4	CR5	CR6	CR7	CR8	D	DD
Algae															
Submersed Weeds															
Shoreline Grasses & Brush							X		X	X				X	
Floating Weeds														X	
Phosphate Binder						X									
Pond Dye															
Inspection		X	X	X								X			X
Debris Removal	X				X			X			X		X		
Dissolved Oxygen															

Comments: Shoreline grasses were treated on multiple ponds on site. Phosphate binder was added to multiple ponds to slow the growth of algae. Midge fly treatment was applied to Pond Z. Multiple ponds received follow-up algae treatments.

Carp Program

- Carp Observed
- Barriers Inspected

Flow

- None
- Slight
- Visible

Water Clarity

- < 1'
- 2-4'
- 1-2'
- >4'

Water Levels

- High
- Normal
- Low

Fish/Wildlife Observations

- | | | | | |
|--|--|---|---|--|
| <input checked="" type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> Other Species:

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

Native/Beneficial Vegetation Noted

- | | | | |
|--|---------------------------------------|--|---|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input checked="" type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input checked="" type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input checked="" type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock | <input checked="" type="checkbox"/> Eelgrass | <input 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: 5/31/2026
 Weather: 85 °F High
 25% ☁

Waterway and Ditch Treatments

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

- | | | | | |
|-----------------------------------|------------------------------------|------------------------------------|------------------------------------|--|
| <input type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input type="checkbox"/> Turtles | <input type="checkbox"/> Other Species:

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

Native/Beneficial Vegetation Noted

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



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

Date of Visit: 5/31/2026
 Weather: 85 °F High
 25% ☁

Waterway and Ditch Treatments

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

- | | | | | |
|-----------------------------------|------------------------------------|------------------------------------|------------------------------------|--|
| <input type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input type="checkbox"/> Turtles | <input type="checkbox"/> Other Species:

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

Native/Beneficial Vegetation Noted

- | | | | |
|---------------------------------------|---------------------------------------|-----------------------------------|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spadderdock | <input type="checkbox"/> Eelgrass | <input 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: 5/31/2026
 Weather: 85 °F High
 25% ☁



A



BB



C



CC



CR1



CR2

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: 5/31/2026
 Weather: 85 °F High
 25% ☁️



CR4



CR5



CR6



CR7



CR8



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: 5/31/2026
 Weather: 85 °F High
 25% ☁



E



EE



FF



G



H



HH (2)

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: 5/31/2026
 Weather: 85 °F High
 25% ☁️



HH



I



J (2)



J



L



LL

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: 5/31/2026
 Weather: 85 °F High
 25% ☁️



M



OO



Q



R



S



T

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: 5/31/2026
 Weather: 85 °F High
 25% ☁️



U



V



W



WW (2)



WW (3)



WW

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: 5/31/2026
 Weather: 85 °F High
 25% ☁️



X (2)



X



XX (2)



XX



Z

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



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:		#10379		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD112826			6

ACTIVITY / COMMENTS:

Total Contacts:6 Citations:1 Warnings:5 Top speed measured by Radar was, ****42 MPH** on RiverTown Main Street

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6665961



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:	# 10727			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD108179			6

ACTIVITY / COMMENTS:

Total Contacts:4 Citations:4 Warnings:3 Top speed measured by Radar was, 44 MPH on Rivertown Main St. Multiple patrols conducted throughout neighborhood. Responded to the River Lodge for a vehicle crash. A subject drove his vehicle onto the cart path and through the fence at playground causing significant damage (SJSO26CAD108365). The driver was arrested for DUI and crash info given to CDD employee. Assisted patrol deputies with a large party in the construction area near Appalachian Trail. Fire Rescue also responded due to a large bonfire. There were approximately 200 people present and they dispersed when Fire Rescue arrived to extinguish the fire.

Assisted patrol deputies with multiple calls involving juveniles within the neighborhood.

RollKall Invoice#: I-051626-943



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:		#11210		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD124669			6

ACTIVITY / COMMENTS:

Traffic Stops - 4

Highest Speed - 37/25

Citations Issued: Tickets - 1 / Warnings - 4

Activities:

Overall patrol/presence within RiverTown and its amenities. No significant events to report. Presence provided in high-traffic areas which yielded minimal violations today. Little to no e-bike traffic.

Total Traffic Violations Summary: x3 Speed Related, x2 Seatbelt Violation, x1 Stop Sign Violation, x1 Expired Registration

RollKall Invoice#: 6720994

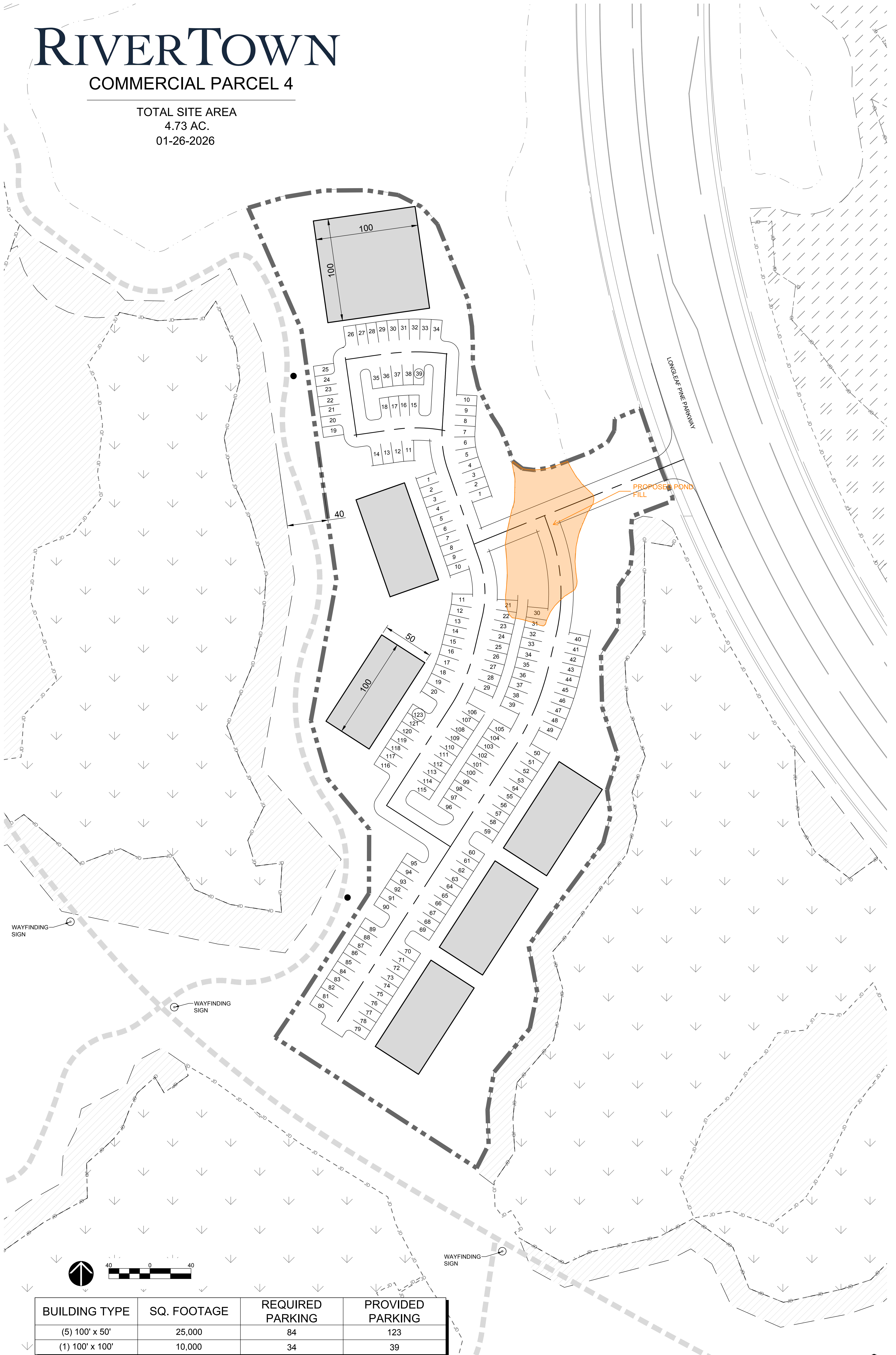
FIFTH ORDER OF BUSINESS



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

SEVENTH ORDER OF BUSINESS

**RIVERS EDGE
COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Rivers Edge Community Development District
St. Johns County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Rivers Edge Community Development District, St. Johns County, Florida (the "District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 22, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 22, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Rivers Edge Community Development District, St. Johns County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$24,769,579.
- The change in the District's total net position in comparison with the prior fiscal year was (\$1,060,799), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$3,189,306, an increase of \$41,661 in comparison with the prior fiscal year. The total fund balance is restricted for debt service, non-spendable for prepaid items and deposits, assigned to capital reserves and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 3,410,581	\$ 3,606,642
Capital assets, net of depreciation	41,190,002	42,940,197
Total assets	44,600,583	46,546,839
Deferred outflows of resources	271,604	294,238
Liabilities, excluding long-term liabilities	625,478	1,417,239
Long-term liabilities	19,477,130	19,593,460
Total liabilities	20,102,608	21,010,699
Net Position		
Net investment in capital assets	21,984,476	23,340,209
Restricted	821,331	472,962
Unrestricted	1,963,772	2,017,207
Total net position	\$ 24,769,579	\$ 25,830,378

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded program revenues.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 4,275,512	\$ 4,107,787
Operating grants and contributions	1,190,832	142,116
Capital grants and contributions	85	-
General revenues		
Miscellaneous income	-	1,291,528
Unrestricted investment earnings	85,904	-
Total revenues	<u>5,552,333</u>	<u>5,541,431</u>
Expenses:		
General government	172,971	199,189
Physical environment	4,180,724	3,563,772
Culture and recreation	1,262,255	1,555,247
Interest on long-term debt	997,182	1,049,467
Total expenses	<u>6,613,132</u>	<u>6,367,675</u>
Change in net position	<u>(1,060,799)</u>	<u>(826,244)</u>
Net position - beginning	<u>25,830,378</u>	<u>26,656,622</u>
Net position - ending	<u>\$ 24,769,579</u>	<u>\$ 25,830,378</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$6,613,132. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and intergovernmental revenue. The increase in current fiscal year expenses is primarily the result of an increase in maintenance expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025, was amended to increase revenues by \$75,373 and increase appropriations by \$111,389.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$64,578,827 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$23,388,825 has been taken, which resulted in a net book value of \$41,190,002. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$19,475,000 Bonds outstanding and \$49,848 in Notes payable for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Rivers Edge Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida, 32092.

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 507,544
Investments	1,525,911
Assessments receivable	44,381
Prepaid items and deposits	124,602
Restricted assets:	
Investments	1,208,143
Capital assets:	
Nondepreciable	588,238
Depreciable, net	40,601,764
Total assets	44,600,583
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	271,604
Total deferred outflows of resources	271,604
 LIABILITIES	
Accounts payable	221,275
Accrued interest payable	404,203
Non-current liabilities:	
Due within one year	658,975
Due in more than one year	18,818,155
Total liabilities	20,102,608
 NET POSITION	
Net investment in capital assets	21,984,476
Restricted for debt service	821,331
Unrestricted	1,963,772
Total net position	\$ 24,769,579

See notes to the financial statements

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 172,971	\$ 172,971	\$ -	\$ -	\$ -
Physical environment	4,180,724	2,366,670	1,126,795	85	(687,174)
Culture and recreation	1,262,255	65,267	-	-	(1,196,988)
Interest on long-term debt	997,182	1,670,604	64,037	-	737,459
Total governmental activities	6,613,132	4,275,512	1,190,832	85	(1,146,703)
General revenues:					
Unrestricted investment earnings				85,904	
Total general revenues				85,904	
Change in net position					(1,060,799)
Net position - beginning					25,830,378
Net position - ending					\$ 24,769,579

See notes to the financial statements

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 507,544	\$ -	\$ -	\$ 507,544
Investments	1,525,911	1,208,143	-	2,734,054
Assessments receivable	26,990	17,391	-	44,381
Prepaid items and deposits	124,602	-	-	124,602
Total assets	<u>\$ 2,185,047</u>	<u>1,225,534</u>	<u>-</u>	<u>\$ 3,410,581</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 221,275	\$ -	\$ -	\$ 221,275
Total liabilities	<u>221,275</u>	<u>-</u>	<u>-</u>	<u>221,275</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	124,602	-	-	124,602
Restricted for:				
Debt service	-	1,225,534	-	1,225,534
Assigned to:				
Capital reserves	1,427,713	-	-	1,427,713
Unassigned	411,457	-	-	411,457
Total fund balances	<u>1,963,772</u>	<u>1,225,534</u>	<u>-</u>	<u>3,189,306</u>
Total liabilities and fund balances	<u>\$ 2,185,047</u>	<u>\$ 1,225,534</u>	<u>\$ -</u>	<u>\$ 3,410,581</u>

See notes to the financial statements

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
FOR SEPTEMBER 30, 2025**

Fund balance - governmental funds		\$ 3,189,306
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets	64,578,827	
Accumulated depreciation	<u>(23,388,825)</u>	41,190,002
Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.		
		271,604
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(404,203)	
Note payable	(49,848)	
Bonds payable	<u>(19,427,282)</u>	<u>(19,881,333)</u>
Net position of governmental activities		<u>\$ 24,769,579</u>

See notes to the financial statements

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 2,539,641	\$ 1,670,604	\$ -	\$ 4,210,245
Interest	85,904	64,037	85	150,026
Intergovernmental revenue	1,245,497	-	-	1,245,497
Clubhouse revenues	65,267	-	-	65,267
Total revenues	<u>3,936,309</u>	<u>1,734,641</u>	<u>85</u>	<u>5,671,035</u>
EXPENDITURES				
Current:				
General government	172,971	-	-	172,971
Physical environment	2,205,172	-	-	2,205,172
Culture and recreation	1,084,692	-	-	1,084,692
Debt Service:				
Principal	22,217	735,000	-	757,217
Interest	5,704	1,000,698	-	1,006,402
Capital outlay	402,920	-	-	402,920
Total expenditures	<u>3,893,676</u>	<u>1,735,698</u>	<u>-</u>	<u>5,629,374</u>
Excess (deficiency) of revenues over (under) expenditures	42,633	(1,057)	85	41,661
OTHER FINANCING SOURCES (USES)				
Interfund transfer (out)	-	-	(4,178)	(4,178)
Interfund transfer in	-	4,178	-	4,178
Total other financing sources (uses)	<u>-</u>	<u>4,178</u>	<u>(4,178)</u>	<u>-</u>
Net change in fund balances	42,633	3,121	(4,093)	41,661
Fund balances - beginning	<u>1,921,139</u>	<u>1,222,413</u>	<u>4,093</u>	<u>3,147,645</u>
Fund balances - ending	<u>\$ 1,963,772</u>	<u>\$ 1,225,534</u>	<u>\$ -</u>	<u>\$ 3,189,306</u>

See notes to the financial statements

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	41,661
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.		(2,153,115)
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		402,920
Amortization of the deferred charge on refunding is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(22,634)
Certain revenues were unavailable for the governmental fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.		(96,068)
Amortization of Bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(3,670)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		757,217
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		<u>12,890</u>
Change in net position of governmental activities		<u>\$ (1,060,799)</u>

See notes to the financial statements

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Rivers Edge Community Development District ("District") was created on November 1, 2006, by Rule 42FFF-1.001, Florida Administrative Code, adopted by the Florida Land & Water Adjudicatory Commission, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Operation and maintenance assessments are levied each September 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	30
Buildings and improvements	30
Equipment	5

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Refunding of Debt

For current refunding and advance refunding resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$22,634 was recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are reported as an expense in the year incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized cost	Credit Risk	Maturities
First American Government Obligations Fund - Class Z	\$ 1,208,143	S&P AAAM	Weighted average of the fund portfolio: 45 days
First American Treasury Obligations Fund - Class Z	144,133	S&P AAAM	Weighted average of the fund portfolio: 48 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	1,381,778	S&P AAAM	Weighted average of the fund portfolio: 47 days
	<u>\$ 2,734,054</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest money entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 185,318	\$ 402,920	\$ -	\$ 588,238
Total capital assets, not being depreciated	185,318	402,920	-	588,238
Capital assets, being depreciated				
Infrastructure	59,266,566	-	-	59,266,566
Buildings and improvements	4,603,449	-	-	4,603,449
Equipment	120,574	-	-	120,574
Total capital assets, being depreciated	63,990,589	-	-	63,990,589
Less accumulated depreciation for:				
Infrastructure	19,806,447	1,975,552	-	21,781,999
Buildings and improvements	1,381,033	153,448	-	1,534,481
Equipment	48,230	24,115	-	72,345
Total accumulated depreciation	21,235,710	2,153,115	-	23,388,825
Total capital assets, being depreciated, net	42,754,879	(2,153,115)	-	40,601,764
Governmental activities capital assets, net	\$ 42,940,197	\$ (1,750,195)	\$ -	\$ 41,190,002

Depreciation expense was charged to function/programs as follows:

Physical environment	\$ 1,975,552
Culture and recreation	177,563
Total depreciation expense	<u>\$ 2,153,115</u>

NOTE 6 – LONG-TERM LIABILITIES

Series 2016

On October 31, 2016, the District issued \$10,765,000 of Capital Improvement Revenue and Refunding Bonds, Series 2016 consisting of multiple term bonds with due dates ranging from May 1, 2026, to May 1, 2046, and fixed interest rates ranging from 4.5% to 5.3%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District and to refund a portion of the previously outstanding Series 2008 Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017, through May 1, 2046.

The Series 2016 Bonds are subject to optional redemption, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts, and the redemption prices more fully described in the Redemption Provision as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$5,000 of the Series 2016 Bonds. In addition, see Note – 11 Subsequent Events for extraordinary redemption amounts subsequent to fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the debt service reserve requirement at September 30, 2025.

Series 2018

On May 17, 2018, the District issued \$7,050,000 of Capital Improvement Revenue Bonds, Series 2018 consisting of multiple term bonds with due dates ranging from May 1, 2023, to May 1, 2049, and fixed interest rates ranging from 4.1% to 5.35%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020, through May 1, 2049.

The Series 2018 Bonds are subject to optional redemption, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts, and the redemption prices more fully described in the Redemption Provision as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$45,000 of the Series 2018 Bonds. See Note – 11 Subsequent Events for extraordinary redemption amounts subsequent to fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the debt service reserve requirement at September 30, 2025.

Series 2018A-1

On September 13, 2018, the District issued \$3,940,000 of Capital Improvement Revenue Bonds, Series 2018A-1 consisting of multiple term bonds with due dates ranging from May 1, 2019, to May 1, 2038, and fixed interest rates ranging from 2% to 3.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2019, through May 1, 2038.

The Series 2018A-1 Bonds are subject to optional redemption, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts, and the redemption prices more fully described in the Redemption Provision as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$5,000 of the Series 2018A-1 Bonds.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2018A-1 (Continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the debt service reserve requirement at September 30, 2025.

Series 2018A-2

On September 13, 2018, the District issued \$2,335,000 of Capital Improvement Revenue Bonds, Series 2018A-2 consisting of multiple term bonds with due dates ranging from May 1, 2028, to May 1, 2038, and fixed interest rates ranging from 4.375% to 5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2019, through May 1, 2038.

The Series 2018A-2 Bonds are subject to optional redemption, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts, and the redemption prices more fully described in the Redemption Provision as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$65,000 of the Series 2018A-2 Bonds. See Note – 11 Subsequent Events for extraordinary redemption amounts subsequent to fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the debt service reserve requirement at September 30, 2025.

Note Payable

In January 2023, the District entered into a 60-month equipment lease agreement for fitness equipment as a lessee. The agreement includes an end-of-term purchase option and therefore has recognized the liability as a financed purchase note. As a result, an initial long-term liability and capital asset acquisition was recorded in the amount of \$120,574. The Note requires annual payments of \$27,921, matures in April 2027 and has an interest rate of 7.91%. The associated equipment has a net book value of \$48,229 as of September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016	\$ 9,150,000	\$ -	235,000	\$ 8,915,000	\$ 240,000
Series 2018	6,430,000	-	175,000	6,255,000	135,000
Series 2018A1	2,880,000	-	170,000	2,710,000	170,000
Series 2018A2	1,750,000	-	155,000	1,595,000	90,000
Less: original issue discount	(51,388)	-	(3,670)	(47,718)	-
Note payable - financed purchase	72,065	-	22,217	49,848	23,975
Total	<u>\$ 20,230,677</u>	<u>\$ -</u>	<u>\$ 753,547</u>	<u>\$ 19,477,130</u>	<u>\$ 658,975</u>

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2025, the scheduled debt service requirements on the Bonds payable were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 635,000	\$ 969,955	\$ 1,604,955
2027	660,000	943,611	1,603,611
2028	695,000	914,152	1,609,152
2029	725,000	882,873	1,607,873
2030	760,000	848,731	1,608,731
2031-2035	4,405,000	3,664,865	8,069,865
2036-2040	4,695,000	2,513,095	7,208,095
2041-2045	4,565,000	1,377,795	5,942,795
2046-2049	2,335,000	264,483	2,599,483
Total	<u>\$ 19,475,000</u>	<u>\$ 12,379,560</u>	<u>\$ 31,854,560</u>

At September 30, 2025, the scheduled debt service requirements on the Notes payable were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 23,975	\$ 3,946	\$ 27,921
2027	25,873	2,048	27,921
Total	<u>\$ 49,848</u>	<u>\$ 5,994</u>	<u>\$ 55,842</u>

NOTE 7 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 10 – INTERLOCAL AGREEMENT

In November 2019, the District entered into an interlocal cost share agreement with Rivers Edge II Community Development District ("Rivers Edge II") and Rivers Edge III Community Development District ("Rivers Edge III"). In accordance with the agreement, all three Districts are to share in certain grounds maintenance and amenity operating costs as well as provide for the joint use of amenity facilities. For the fiscal year ended September 30, 2025, the District recognized revenue in accordance with the interlocal agreement of \$890,101 from Rivers Edge II and \$355,396 from Rivers Edge III.

NOTE 11 – SUBSEQUENT EVENTS

Subsequent to fiscal year end, the District prepaid a total of \$5,000 for the Series 2016 Bonds, \$5,000 for the Series 2018 Bonds and \$5,000 for the Series 2018A-2 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 2,498,348	\$ 2,539,641	\$ 2,539,641	\$ -
Investment income	30,000	53,568	85,904	32,336
Intergovernmental revenue	1,149,429	1,149,429	1,245,497	96,068
Miscellaneous revenue	47,500	58,012	65,267	7,255
Total revenues	3,725,277	3,800,650	3,936,309	135,659
EXPENDITURES				
Current:				
General government	205,246	211,002	172,971	38,031
Physical environment	1,996,237	1,952,949	2,205,172	(252,223)
Culture and recreation	1,006,526	1,155,447	1,084,692	70,755
Capital outlay	511,000	511,000	402,920	108,080
Debt Service:				
Principal	22,217	22,217	22,217	-
Interest	5,704	5,704	5,704	-
Total expenditures	3,746,930	3,858,319	3,893,676	(35,357)
Excess (deficiency) of revenues over (under) expenditures	(21,653)	(57,669)	42,633	100,302
OTHER FINANCING SOURCES (USES)				
Carryforward surplus	21,653	57,669	-	(57,669)
Total other financing sources (uses)	21,653	57,669	-	(57,669)
Net change in fund balance	\$ -	\$ -	42,633	\$ 42,633
Fund balance - beginning			1,921,139	
Fund balance - ending			\$ 1,963,772	

See notes to required supplementary information

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025, was amended to increase revenues by \$75,373 and increase appropriations by \$111,389.

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	5
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	26
Employee compensation	\$15,600
Independent contractor compensation	\$3,496,829.09
Construction projects to begin on or after October 1; (\$65K)	River House Pool Repairs Project:
	Contracts: \$798,412.92
	Expensed: \$350,676.42
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$1,191.70 - \$2,556.39 <u>Debt Service:</u> Series 2016: \$991.14 - \$1,864.25 Series 2018: \$1,182.44 - \$2,069.32 Series 2018A1 & A2: \$647.41 - \$1,397.76
Special assessments collected	\$4,210,245
Outstanding Bonds:	
Series 2016, due May 1, 2046	\$8,915,000
Series 2018, due May 1, 2049	\$6,255,000
Series 2018A-1, due May 1, 2038	\$2,710,000
Series 2018A-2 due May 1, 2038	\$1,595,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Rivers Edge Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Rivers Edge Community Development District, St. Johns County, Florida (the "District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 22, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 22, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Rivers Edge Community Development District
St. Johns County, Florida

We have examined Rivers Edge Community Development District, St. Johns County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Rivers Edge Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 22, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Rivers Edge Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Rivers Edge Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 22, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 22, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Rivers Edge Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Rivers Edge Community Development District, St. Johns County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 22, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met any of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

EIGHTH ORDER OF BUSINESS

Rivers Edge
Community Development District



Approved Proposed Budget
FY 2027

Presented by:

The Rivers Edge CDD Board approved the Proposed Budget on May 20, 2026. A public hearing on the approved Proposed Budget is scheduled for August 19, 2026.



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1-2	<u>General Fund</u>
3-9	<u>Narratives</u>
10-11	<u>Debt Service Fund Series 2016</u>
12-13	<u>Debt Service Fund Series 2018</u>
14-16	<u>Debt Service Fund Series 2018 A1 & A2</u>
17	<u>Capital Reserve Fund</u>
18	<u>Assessment Schedule</u>

Rivers Edge
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
	FY 2026	4/30/26	5 Months	9/30/26	FY 2027

REVENUES:

Special Assessments - On Roll	\$ 2,748,249	\$ 2,723,452	\$ 24,796	\$ 2,748,247	\$ 3,215,212
Misc Income/Interest	28,000	24,399	10,000	34,399	30,000
Rental Revenue	20,000	14,109	8,500	22,609	20,000
Cost Share Landscaping Rivers Edge II	313,604	182,936	130,668	313,604	405,372
Cost Share Amenity Rivers Edge II	2,365	1,380	986	2,365	-
Cost Share Amenity Rivers Edge III	109,345	63,785	45,561	109,345	35,750
Community Garden	1,500	1,725	-	1,725	1,500
Tennis Revenue	1,000	-	-	-	-
Special Events	20,000	16,617	10,000	26,617	20,000
Carry Forward	121,800	-	211,800	211,800	-

TOTAL REVENUES	\$ 3,365,863	\$ 3,028,402	\$ 442,310	\$ 3,470,712	\$ 3,727,834
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 5,400	\$ 5,000	\$ 10,400	\$ 12,000
FICA Expense	918	413	383	796	918
District Engineer	25,000	9,043	7,500	16,543	25,000
District Counsel	60,000	23,934	15,000	38,934	50,000
District Management	56,040	32,690	23,350	56,040	59,400
Assessment Roll Administration	5,899	5,899	-	5,899	6,200
Dissemination Agent	7,197	5,298	1,898	7,197	7,415
Information Technology	3,407	1,987	1,419	3,407	3,500
Website Maintenance	1,755	1,024	731	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	133	367	500	500
Postage	2,500	1,244	1,256	2,500	2,500
Printing & Binding	2,000	296	1,704	2,000	2,000
Insurance	12,165	10,918	-	10,918	14,258
Legal Advertising	2,500	789	1,711	2,500	2,500
Other Current Charges	200	470	500	970	1,000
Office Supplies	50	8	42	50	50
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 211,905	\$ 112,904	\$ 67,660	\$ 180,564	\$ 209,841
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Operations & Maintenance

Grounds Maintenance

Field Operations Management (Vesta)	\$ 41,230	\$ 24,051	\$ 17,179	\$ 41,230	\$ 43,294
Landscape Maintenance	1,099,201	648,170	451,031	1,099,201	1,200,000
Landscape Contingency	107,000	227,333	-	227,333	157,000
Irrigation Repairs and Maintenance	65,000	75,792	10,000	85,792	100,000
Lake Maintenance	62,000	33,210	28,790	62,000	63,320
Irrigation Water Use	260,000	129,481	120,000	249,481	260,000
Electric	208,300	142,534	85,000	227,534	239,616
Street Lighting & Signage Repairs and Replacements	45,000	37,518	15,000	52,518	52,000
Street and Drainage Maintenance	5,000	580	4,420	5,000	5,000
Repairs and Maintenance	50,000	44,401	35,000	79,401	80,000

TOTAL GROUNDS MAINTENANCE	\$ 1,942,731	\$ 1,363,072	\$ 766,420	\$ 2,129,491	\$ 2,200,230
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Rivers Edge
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
	FY 2026	4/30/26	5 Months	9/30/26	FY 2027
Amenity Center - River House					
General Manager (Vesta)	\$ 48,911	\$ 29,557	\$ 19,354	\$ 48,911	\$ 51,354
Amenity Manager (Vesta)	59,064	34,454	24,610	59,064	59,579
Maintenance Service (Vesta)	109,188	63,693	45,495	109,188	115,760
Lifestyle Director (Vesta)	45,342	26,449	18,893	45,342	47,791
Lifeguards (Vesta)	47,256	8,048	39,208	47,256	50,541
Guest Services (Vesta)	53,228	31,049	22,179	53,228	56,930
Security Monitoring	2,400	1,461	939	2,400	2,600
Security Guards	103,840	62,894	40,946	103,840	104,400
Telephone & Internet	25,000	6,903	5,000	11,903	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	20,270	14,478	34,748	36,903
Pressure Washing	5,000	350	1,000	1,350	2,500
Pool Chemicals (Poolsure)	26,095	12,618	13,476	26,095	28,000
Natural Gas	590	407	300	707	860
Electric	39,720	16,022	10,000	26,022	27,500
Water & Sewer	50,000	28,585	22,411	50,996	46,100
Repair & Replacements	99,043	80,777	30,000	110,777	100,000
Refuse	60,800	14,531	11,000	25,531	26,000
Pest Control	11,000	4,357	3,786	8,143	7,800
Fire Alarm System Maintenance	2,000	4,456	1,500	5,956	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	39,018	10,982	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	\$ 652,941	\$ 348,924	\$ 1,001,865	\$ 1,017,763
Reserves					
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	\$ 2,128,917	\$ 1,333,004	\$ 3,461,920	\$ 3,727,834
Other Sources/(Uses)					
Interlocal Transfer In/(Out)	-	-	-	-	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 899,485	\$ (890,694)	\$ 8,792	\$ -

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 Grau & Associates 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

Approved Proposed Budget

Debt Service Series 2016 Capital Improvement Revenue and Refunding Bonds

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 709,452	\$ 703,004	\$ 6,400	\$ 709,405	\$ 709,404
Interest Earnings	5,000	15,333	5,000	20,333	5,000
Carry Forward Surplus ⁽¹⁾	357,500	361,163	-	361,163	358,985
TOTAL REVENUES	\$ 1,071,951	\$ 1,079,500	\$ 11,400	\$ 1,090,900	\$ 1,073,389
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	\$ 840,977	\$ (481,992)	\$ 358,985	\$ 367,564

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 221,400

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
Approved Proposed Budget
Debt Service Series 2018 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments Tax Roll	\$ 458,917	\$ 449,545	\$ 4,093	\$ 453,638	\$ 453,638
Interest Earnings	5,000	8,343	2,500	10,843	5,000
Carry Forward Surplus ⁽¹⁾	214,750	222,348	-	222,348	212,524
TOTAL REVENUES	\$ 678,667	\$ 680,236	\$ 6,593	\$ 686,829	\$ 671,161
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	\$ 510,583	\$ (298,060)	\$ 212,524	\$ 208,856

⁽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

Approved Proposed Budget Debt Service Series 2018A1 & A2 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 444,246	\$ 440,013	\$ 4,006	\$ 444,020	\$ 444,020
Special Assessments - Prepayment	-	6,122	-	6,122	-
Interest Earnings	5,000	8,019	2,500	10,519	5,000
Carry Forward Surplus ⁽¹⁾	110,095	119,930	-	119,930	127,118
TOTAL REVENUES	\$ 559,341	\$ 574,084	\$ 6,506	\$ 580,590	\$ 576,138
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	\$ 477,348	\$ (350,230)	\$ 127,118	\$ 142,391

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 77,083

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
Approved Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Interest Income	\$ 10,000	\$ 20,066	\$ 5,000	\$ 25,066	\$ 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	1,183,178
TOTAL REVENUES	\$ 1,286,361	\$ 1,281,529	\$ 155,000	\$ 1,436,529	\$ 1,498,178

EXPENDITURES:					
RiverHouse Access Control System (C/S)*	\$ 5,325	\$ 7,349	\$ -	\$ 7,349	\$ 24,653
RiverHouse Painting (C/S)*	32,191	17,570	-	17,570	-
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	22,269	-	22,269	-
Repair and Replacements*	10,000	55,943	-	55,943	10,000
Capital Outlay - RiverHouse Pool Repairs (Crown Pools, Inc.)*	-	297,543	-	-	-
Other Current Charges	1,000	87	200	287	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	\$ 425,327	\$ 125,567	\$ 253,351	\$ 661,780

Other Sources/(Uses)

Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 265,900	\$ 425,327	\$ 125,567	\$ 253,351	\$ 661,780

EXCESS REVENUES (EXPENDITURES)	\$ 1,020,461	\$ 856,202	\$ 29,433	\$ 1,183,178	\$ 836,398
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*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	\$ 1,183,178	
Contributions	443,883	300,000	
Interest Income	74,251	15,000	
Expenditures	(168,082)	(661,780)	
Anticipated Balance	\$ 1,930,519	\$ 836,398	\$ (1,094,121)

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	17%
Single Family - 40'-49' Lot	512	268	187	57	\$1,830.47	\$1,564.62	\$265.85	17%
Single Family - 50'-59' Lot	490	199	86	205	\$2,152.04	\$1,839.49	\$312.55	17%
Single Family - 60'-69' Lot	194	74	37	83	\$2,473.61	\$2,114.36	\$359.26	17%
Single Family - 70'-79' Lot	218	60	58	100	\$2,968.34	\$2,537.23	\$431.11	17%
Single Family - 80'+ Lot	81	43	28	10	\$3,289.91	\$2,812.09	\$477.81	17%
Total	1518	646	396	476				

TENTH ORDER OF BUSINESS

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

Resident Clubs - Guidance Document

Greetings! The Rivers Edge Community Development District (“*District*”) is proud to make available Resident Clubs. This memo will explain the benefits each can offer you. Please contact the General Manager’s Office with any questions.

PURPOSE: The District will be facilitating Resident Clubs, as further described below, to expand the activities available to residents and paid users of the District, and to support and promote resident-sponsored and organized RiverTown community groups and activities.

RESIDENT CLUB: Resident Clubs are restricted to District residents and paid annual users only (together, “*Resident(s)*”, which shall have the same meaning as the term “Patron(s)” as defined in the District’s Policies Regarding District Amenity Facilities (the “*District’s Policies*”). Resident Clubs may meet in the District’s facilities, when available and as described herein.

The District is pleased to offer the use of its resources to assist District Residents in getting to know each other and the RiverTown Community. The District’s role is to:

1. Facilitate promotion of the Club through emails and the District website, as time allows and as the District deems appropriate.
2. Receive Resident requests to form Clubs as provided herein.
3. Verify the person requesting to join the Club is a Resident when requested by a Resident Club Leader.
4. The District may provide limited meeting or activity space, when available, in a manner consistent with the District’s Policies and this form.
5. Provide required paperwork for formation of the Resident Club and present the request to the Rivers Edge CDD Board of Supervisors. The Board reserves the right to deny Club requests in its discretion.

HOW DO I START A CLUB?:

As a Resident Club Leader, you may:

1. Create a concept for a Club.
2. Apply to the District for use of the District’s facilities, as provided for herein.
3. Find a location for the Club to meet.
4. Be responsible for Club activities and content for Club meetings.
5. Abide by the rules set forth by the District.
6. Report Club attendance to the District upon request.
7. Provide reasonable information on Clubs, including membership and activities, upon request by the District.

WHAT RULES APPLY TO CLUBS:

1. All records and activities of all Clubs may be considered public records and may be subject to public disclosure upon request. This includes Club membership roles.
2. ALL members of Resident Clubs must be Patrons of the District, as defined in the District's Policies Regarding District Amenity Facilities (River House). No exceptions.
3. Clubs must provide the District office a list of all members before using District resources to ensure compliance with District rules and must execute the attached waiver of liability.
4. Clubs need at least two (preferably more) events, activities, or meetings per year to remain "active"; and must have at least two active members in addition to the leader.
5. Clubs need to maintain communication with management staff for any updates, changes or allocations to Club Amenity usage.
6. Club members need to appoint a co-leader and/or someone designed to take the primary leader's place or serve as next-in-line for decisions if the leader is unavailable or leaves the role. If this does not occur, the District has the right to discontinue listing and promoting the group as an official Club.
7. No person shall be compensated, in any manner, for their involvement or leadership of a Club or for any other reason without the express written permission of the General Manager, in writing. This includes clubs for fitness-related or sports-related activities.
8. Clubs must not use the names "Rivers Edge" or "RiverTown" or "Mattamy" or any variation thereof in published or advertised materials or any other manner without the express written permission of the District.
9. No fees shall be charged except for nominal amounts to cover incidental Club expenditures without the written permission from the General Manager.
10. Clubs must provide reasonable information, including membership and activities, upon request by the District. All Clubs are to submit continuing paperwork annually to remain "active".
11. All activities of the Club must be legal and in accordance with the District's Policies.
12. Note that the District does not endorse or express an opinion on any Club or any activities within or opinions expressed by a Club. No Club is considered an agent or arm of the District in anyway whatsoever. The sole purposes of recognizing Clubs is to allow for the orderly, efficient and safe use of District facilities.

CAN CLUBS USE DISTRICT AMENITIES AND MEETING SPACES?

Authorized Resident Clubs may use the District's facilities in accordance with the District's Policies and these forms. Facility use will be determined on a first come, first served basis. Already established Clubs and the Clubs with the highest in-person attendance will be given priority for selection of meeting days and times.

As adopted October 16, 2019

ALCOHOL POLICY FOR RESIDENT CLUBS

1. The Club must notify the CDD if it intends to serve or allow consumption of alcohol at its meetings and events.
2. Depending on the nature of the meeting or event, the District may require the Club to obtain special events insurance coverage, liquor liability insurance coverage, or other insurance coverage. If required, such insurance shall name the Rivers Edge Community Development District or the Rivers Edge II Community Development District, as applicable, and its staff, consultants, officers, and supervisors as additional insured parties. Standard insurance requirements, which may be modified buy the District from time to time in its discretion, are as follows:

	BYOB (Club Events)	Served (Club Events)	Sold (Club Events)
Permitted (Rivers Edge CDD Facilities)	Yes	Yes, but only if a licensed bartender/caterer is hired	Yes, but only if a licensed bartender/caterer is hired
Permitted (Amphitheater)	Yes	Yes, but only if a licensed bartender/caterer is hired	Yes, but only if a licensed bartender/caterer is hired
Permitted (Café)	No. All alcohol must be purchased through the River Club Café.	No. All alcohol must be purchased through the River Club Café.	No. Alcohol may only be sold/purchased through the River Club Café.
Insurance	<u>Events with fewer than 10 guests:</u> None <u>Events with more than 10 guests:</u> Homeowner’s Insurance Rider/Endorsement providing special event coverage	Event liability insurance: <ul style="list-style-type: none"> • \$250,000 property damage; • \$1,000,000 personal injury, • Alcohol rider • District named as additional insured 	Event liability insurance: <ul style="list-style-type: none"> • \$250,000 property damage; • \$1,000,000 personal injury, • Alcohol rider • District named as additional insured

3. Any consumption of alcoholic beverages at the CDD’s facilities shall be in accordance with Florida law and this policy.
4. The Club shall be solely responsible for ensuring that alcohol is served and/or consumed in a safe and lawful manner, in compliance with all applicable laws, regulations, and policies.
5. Alcohol may be consumed on a “BYOB” basis at Club meetings, events, and activities taking place at the CDD’s facilities only if the CDD has been notified of and has granted permission for such consumption.

6. Alcohol may only be sold or served by a person holding the proper licensure required by Florida law.
7. The CDD reserves the right to, in its discretion, request proof of insurance, licensure, and other safety precautions before allowing alcohol to be served or consumed at its facilities. The CDD also reserves the right to, in its discretion, deny or revoke permission for serving or consumption of alcohol for any reason whatsoever.

RIVERHOUSE AND CABANA CLEANING CHECKLIST

- Ensure all Garbage is removed and placed in the Dumpster.
- Sweep Floor and Surrounding Areas
- Wipe off Counters, Sink Area, Table Tops and Chairs
- Restore Furniture and other items to their Original Position
- Remove all party items and decorations from facility
- Ensure that no damage has occurred to the RiverTown Amenity Center and its property. If damage has occurred, notify a member of management as soon as possible. Take pictures of damage.

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
Resident Clubs – Application**

Resident Clubs are an enhancement to the residents of the Rivers Edge Community Development District (“*District*”). Clubs at the District are designed to help residents and paid users (together, “*Resident(s)*”), which shall have the same meaning as the term “Patron(s)” as defined in the District’s Policies Regarding District Amenity Facilities (the “*District’s Policies*”) to pursue common interests in hobby, recreational, social, service and cultural endeavors, while building community spirit and expanding horizons. Clubs should encourage their members to fully participate and enjoy the diverse programs and facilities within the District that make life here so enjoyable and rewarding. All Clubs are required to complete the following form in order to receive the benefits offered.

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.

Starting a Club is a three-step process:

- A. Complete the form below and return it to the General Manager's Office, as noted below.
- B. The District will review the form for completeness and compliance and for availability of District facilities, if applicable.
- C. The District will communicate either approval or the reason for denial and next steps.

1. Proposed Club name (see rule #7): RiverTown Mahjong

2. Name of Club leader/main contact: Paula Duckworth

3. Address of Club leader/main contact: 207 Appalachian Trail, St. John's, FL 32259

Phone Number (1): 603-767-6562 Phone Number (2): _____

Email address: pnewsy@yahoo.com

4. Is this a Resident Club as described above? Yes No

5. Please tell us about your club. For example, what kind of activities/functions does your club plan to host? (Please attach additional pages as necessary.)

6. When, including how often, will your Club meet? (Date/Time/Frequency) Prefer twice a month but

Understand only 4th Tuesday of month is currently available. 6-9 pm.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

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7. Where do you anticipate your Club will want to meet? Prefer RiverClub but RiverHouse is ok.

8. The targeted audience for the Club is: Women, all ages

9. Please mark which categories are applicable to the Club or Interest Group:

- Arts & Crafts Community Culture Education
 Social Recreation & Leisure Sports & Athletics Other

10. If a similar club already exists within the District, what distinguishes your Club? _____

This club will be in evenings, the other club is during day.

11. How will you recruit members and encourage participation in Club activities? Facebook group

12. Will you be collecting dues or managing any funds associated with Club activities?

- Yes No

13. Who will be responsible for the management and protection of the Club's financial funds?

14. Is any person compensated, in any form, for their involvement or leadership of the Club? This includes clubs for fitness-related or sports-related activities.

- Yes No

15. How will the Club and its activities be promoted? (Please list): Facebook group

16. Do you currently have any proposed advertising and/or logo? (If yes, please attach sample.)

- Yes No

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17. Please list the contact information of at least one other District resident (Club member) who may be an alternate leader in your absence or departure.

Name: Sue Nicotra

Address: _____

Phone Number: 904-536-4901 Email Address: _____

Name: _____

Address: _____

Phone Number: _____ Email Address: _____

18. Do you plan to serve or allow alcohol consumption at Club meetings and/or events? Note that the Club must notify the District before serving or allowing consumption of alcohol, and that the District may require special events insurance, other insurance, or other special conditions before allowing alcohol at Club functions. Please check all that apply:

Serving alcohol: No Yes (on a regular basis) Yes (at special events)

BYOB: No Yes (on a regular basis) Yes (at special events)

19. Did you read and understand the rules applying to your Club, including the District's adopted Amenity Policies, and hereby certify on behalf of yourself and the members of the Club that the Club will follow and abide by such rules and Amenity Policies?

Yes No

For District Use Only:

Board Approval Granted: YES, date: _____ NO

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NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

Authority and Disclaimer

The Rivers Edge Community Development District (“*District*”) reserves the right to grant or reasonably deny a request for a Club. The Club Leader, as well as Club events, activities, programs, etc., should reflect the spirit and values of the District at all times and adhere to adopted District policies and rules. The District reserves the right to cancel a Club at any time, for reasons including but not limited to: inactivity by the leader and/or lack of participation by members, Club Leader(s) lack of standing with the District, unreasonable actions of the club leader, violation of policies or rules, action arising from member(s) concerns, etc. The District reserves the right, but not the obligation, in its sole and absolute discretion, to grant incentives for volunteerism or to Clubs - including financial support, material support, facility use privileges, either with or without charge, priority for facility use and administrative and technical support and will do so on an equitable and fair basis. All Clubs and their respective members are solely responsible for the financial management of funds, maintenance, repair and safe operation of the Club, the members and the equipment provided or otherwise obtained by the Club, as well as for the safety of members and others participating in Club activities or using the facilities. The District reserves the right, without further approval or compensation, to include Club activities, photographs of activities and members, etc., for marketing, promotional and educational purposes.

The Club, its leader and its members hereby agree to defend, indemnify and hold harmless the District and its respective officers, agents, employees and contractors, Mattamy Jacksonville LLC, its manager, Mattamy Florida LLC, its manager, Calben (Florida) Corporations, Vesta Property Services, and all related and affiliated companies, and the officers, directors, supervisors, employees, agents, representatives, successors and assigns of each of the foregoing entities from any and all liability, claims, actions, suits or demands by any person, corporation, governmental body or other entity, including all principals, employees, agents and representatives of the club, for any claims, injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the Club’s use of the District’s facilities, services, funds or property whatsoever, including all of its members, guests and invitees, and including litigation or any appellate proceedings with respect thereto. The Club, its leader and its members, its guests and invitees agree that nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, *Florida Statutes*, or any other statute or law.

The undersigned hereby agrees to these policies and acknowledges the disclaimer set forth above:

Signature _____ Address: 207 Appalachian Trail, St. John’s, FL 32259

Print Name: Paula Duckworth Phone #: 603-767-6562

Please return application to:

Rivers Edge Community Development District
c/o Kimberly Fatuch, Assistant General Manager
475 West Town Place, Suite 114
St. Augustine, FL 32092
(904) 679-5523

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ELEVENTH ORDER OF BUSINESS

Wind Phone proposal



Clermont, Kentucky



presented by
Melanie and Melissa

- Simplistic design with neutral colors
- Optional child phone
- Includes phone, plaque, stand or enclosure box
- Optional native flowers planted at base