

*Rivers Edge
Community Development District*

August 19, 2026

AGENDA

Rivers Edge
Community Development District
www.RiversEdgeCDD.com

August 12, 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, August 19, 2026, at 5:00 p.m. at the Rivertown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Audience Comments Related to Agenda Items (Limited to 3 minutes per person)
- III. Approval of the Consent Agenda
 - A. Minutes of the June 17, 2026 Meeting
 - B. Financial Statements as of June 30, 2026
 - C. Check Register
- IV. Staff Reports
 - A. Landscape Maintenance - Report
 - B. District Engineer – Acceptance of the Public Facilities Report
 - C. District Counsel
 - D. District Manager
 - 1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027
 - 2. Consideration of Goals & Objectives for Fiscal Year 2027
 - E. General Manager – Monthly Amenity, Field Operations and Pond Reports
- V. Consideration of Mattamy Request for Conveyance of Portion of Offsite Stormwater Pond

- VI. Consideration of Temporary Construction Agreement with AT&T
- VII. Consideration of Cost Share Request for RiverHouse Renovation Project
- VIII. Ratification of Emergency Repair on Waterfall Bridge
- IX. Ratification of the Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit
- X. Public Hearings for the Purpose of Adopting the Budget and Imposing Special Assessments for Fiscal Year 2027
 - A. Consideration of Resolution 2026-07, Relating to Annual Appropriations and Adopting the Budget
 - B. Consideration of Resolution 2026-08, Imposing Special Assessments and Certifying an Assessment Roll
- XI. Other Business
- XII. Supervisor Requests
- XIII. Audience Comments
- XIV. Next Scheduled Meetings – September 16, 2026 at 11:00 a.m. at the RiverHouse
- XV. Adjournment

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

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, June 17, 2026 at 11:03 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel <i>by telephone</i>
Mary Grace Henley	District Counsel
Jeff Mason	District Engineer
Jason Davidson	Regional General Manager, Vesta
Richard Losco	General Manager, Vesta
Kevin McKendree	Field Operations, Vesta
Kimberly Fatuch	Assistant General Manager, Vesta
Mike Scuncio	Yellowstone Landscape
Garrett Cannady	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the June 17, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 11:03 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident stated the courts are becoming more active. I know there is a rule that you can play for an hour or hour and a half, but a match takes longer and some people end up sitting and

waiting a long time or as soon as they come out, they go home. The reservation system would be a huge help so people can check availability from home. The cost is minimal and it would be good for people to know when leagues are playing.

A resident stated in the budget there were tennis revenues in 2026 but not in 2027. Where is the pickleball revenue? In the summer there is an art fair and they are giving some of that money back to the CDD. I would like that added to other business for the future so when that is up again, we can talk about that, the 10% is way too low with what they are charging. \$104,000 for security is it worth it? I'm not sure what they do. Are they calling the police when everybody is complaining on Facebook. Last year you promised us there were benefits in the Flock Cameras and that a report would be provided on the usage and benefits of the cameras. That is supposed to be in the general reserve budget, when do you estimate that being done?

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the May 20, 2026 Meeting**
- B. Financial Statements as of April 30, 2026**
- C. Check Register**

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

FOURTH ORDER OF BUSINESS

Staff Reports

- A. Landscape Maintenance - Report**

Mr. Scuncio gave an overview of the Yellowstone Landscape update for June 2026.

- B. District Engineer**

Mr. Mason stated Supervisor Baron asked me to look into potentially minimizing stop sign sizes for golf carts to better distinguish between what is controlling vehicular traffic versus traffic on multi-use paths. Mr. Mason will investigate and report back to the Board next month.

- C. District Counsel**

Ms. Henley stated just a reminder that your Form 1 is due by July 1st. You should have received an email from the Commission on Ethics with instructions on how to file. A Form 1 must be completed even if you leave office in 2026.

Since the last meeting, we did get a letter out to the family that had the golf cart involved in the damage at the Arbors. Their property damage reimbursement payment is due next month.

D. District Manager

Mr. deNagy updated the board on the status of the landscape RFP, read a letter from the District's insurance provider, and following Board direction requested a premium decrease from the District's insurance provider.

E. General Manager

1. Monthly Amenity, field Operations and Pond Reports

A copy of the monthly amenity, field operations and pond reports was included in the agenda package.

Mr. Losco stated I have an estimate from Baker Pools for the RiverHouse pool motor for the family pool. We are seeking the board's approval for immediate replacement. That went down Sunday night with the electrical outages from the storm. The total cost of the estimate is \$7,800 from Baker Pools, a preferred contractor, and your cost share is \$2,769 or 35.5%.

On MOTION by Mr. Baron seconded by Mr. White with all in favor the request for a total amount of \$7,800 and \$2,769 for the district's share of the RiverHouse pool motor replacement was approved.

The last item is the St. Johns Sheriff's Office update. We were notified by the office that the traffic division has received multiple complaints from the resident concerning speeding and pedestrian issues at the intersection of RiverTown Main and Ruskin. A study has been conducted by their traffic analyst and is under review by their engineer for a possible crosswalk with lighted beacons. If approved the project would be planned and budgeted for fiscal year 2028. I did speak with the district engineer, and we will have him involved in that process and we will keep you updated.

2. Discussion of Tennis Court Reservation System

The board and staff discussed tennis court usage, league play with the USTA, possible reservation system and reimbursement for wear and tear on the courts.

Mr. deNagy stated next month we will have details on court reservation system and staff will work on a license agreement for the USTA league play.

The next items taken out of order.

Consideration of Wind Phone Proposal

Mr. deNagy stated I received an email from a resident to bring this proposal before the board.

A resident stated we are here to propose a wind phone at RiverFront Park. It is a disconnected rotary phone placed in a peaceful environment providing a space for healing and emotional expression. People can call loved ones who have passed away to share their feelings trusting the wind phone will carry their message to their loved ones. We will build the box that holds the phone, have a plaque explaining what the wind phone is and depending on the location and your approval we can have it cemented in and landscaping around the wind phone. District Counsel advised that if approved, the District would enter into a license agreement with the residents for maintenance, repairs, indemnification, etc.

On MOTION by Mr. White seconded by Mr. Cameron with all in favor the request for a wind phone was approved and district counsel was directed to prepare a license agreement and Mr. White was authorized to be the liaison for this project.

FIFTH ORDER OF BUSINESS

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

Mr. deNagy stated Mattamy is working on getting an appraisal following the Board's discussion at the last meeting. The Board discussed compensation for this conveyance, having Mattamy adjust the nature trail near the commercial parcel, and funding for lake maintenance.

SIXTH ORDER OF BUSINESS

Conveyance of Temporary Construction Agreement with AT&T

There being no update, the next item followed.

SEVENTH ORDER OF BUSINESS**Acceptance of Fiscal Year 2025 Audit**

Mr. deNagy stated as you will recall the last audit was a few months late and through the RFP process you selected Grau & Associates and the audit is on time. Under the management letter it shows no prior findings or recommendations and no current year findings or recommendations, it is a clean audit.

On MOTION by Mr. Maynard seconded by Mr. White with all in favor the fiscal year 2025 audit was accepted.

EIGHTH ORDER OF BUSINESS**Discussion of Fiscal Year 2027 Budget**

Mr. deNagy stated there have been some changes to some of the verbiage and there is a note based on Supervisor Baron's comments, the board approved the proposed budget and a public hearing is scheduled for August 19, 2026. Hopefully, when residents see that they will understand this is not the final budget and we will have a public hearing August 19, 2026. This is an opportunity or you to have a discussion, move things around but we can't increase total expenditures that would result in increased assessments. There was no further discussion on this item.

NINTH ORDER OF BUSINESS**Discussion of RiverHouse Renovation Proposals**

This item tabled.

TENTH ORDER OF BUSINESS**Discussion of USTA Tennis Court Use**

This item taken earlier in the meeting.

ELEVENTH ORDER OF BUSINESS**Consideration of Resident Club Request (Mahjong)**

Mr. Losco stated due to the popularity of the group and reaching maximum capacity of the RiverClub on Mondays during the day, they are requesting usage of the RiverHouse for the last Tuesday of each month from 6 – 9 pm. This will help them expand their activities to other residents in the community. This is 100% resident participation. The only condition is that the club will

provide their own tables and no storage will be available due to storage limitations and the renovations of the RiverHouse.

On MOTION by Mr. Maynard seconded by Mr. Baron with all in favor the request for use of the RiverHouse for the last Tuesday of the month from 6-9 p.m. for Mahjong as approved.

TWELFTH ORDER OF BUSINESS**Discussion of Wind Phone Proposal**

This item taken earlier in the meeting.

THIRTEENTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

FOURTEENH ORDER OF BUSINESS**Supervisors' Requests**

Mr. Baron stated I gave my input to Richard about signs and I commend Kevin on pulling out all signs. The property looks good.

Mr. Cameron stated the State and FPL decided to change the lights at the RiverTown circle. To cut down on insurance costs would it be better if FPL took over the lights, so we don't have to pay when they get hit by a car and we don't catch somebody?

Mr. deNagy asked would the board like to see a proposal to see what it would take to get FPL to take over the lights?

Mr. Cameron stated yes, because it will be a lease agreement then, we will have to pay a lease agreement. We had a price before when they decided to change the bulbs.

Mr. Baron stated it was astronomical and we came up with a \$7.50 per light proposal that we took on, the 144 lights within RiverTown. The original number started at half a million then \$350,000.

Mr. Davidson stated there was a crossover of that project. There would be a cost associated with it, and it would be an additional cost to your bill. But to your point if there were damages incurred, we could pay for it and recoup. We have done that in the past.

Mr. McKendree stated if we are going to have lighting for this parking lot with FPL and to add nine additional lights in this parking lot and take over our existing five, it is \$856 a month,

that runs your energy, all maintenance on them, they \$2,000 per light and front boring cost of \$8,547 for that parking lot.

Mr. Baron stated the yearly cost is over \$9,000.

Mr. McKendree stated FPL approached us and said we will take these lights on if you would like and we did a cost analysis and decided it was expensive and would be a burden financially for the district to do so. The other part of that project was the lights were thin so we adjusted those as much as we could.

Mr. Cameron stated we did save money by going to LED on the electric bill, so we did have a cost savings. I want to look at the cost of FPL taking all the lights and asked that staff do a cost analysis on the district taking over all the lights from FPL.

On MOTION by Mr. McIntyre seconded by Mr. Maynard with all in favor supervisor Cameron was authorized to work with staff on the cost analysis of FPL taking over the lights.

Mr. Maynard stated a couple people have said that new tiles around the pool are much hotter than the previous tiles. I don't know if there is an option to treat that would reflect some of the heat back.

Mr. McKendree stated I will look into it.

EIGHTH ORDER OF BUSINESS

Audience Comments

A resident asked can we add to an agenda a pickleball reservation system? When pickleball was being created the group decided they didn't want a reservation system.

Mr. Baron stated Kim is looking at a reservation system and it applies to tennis but can be extended to pickleball.

A resident stated on August 19th is the hearing so anybody can come and discuss whatever they want. At that time can we have a conversation on Flock? I think it was at budget time.

Mr. Baron stated I don't think it was the budget; when the contract gets renewed. Corbin, look at the contract renewal date and if it is in sync with the budget then we can ask them to come back and give their presentation to the community as a community but like we did last time, let's try to offset it with the day we have the review here of the budget.

Mr. Cameron stated all Flock data goes to the county, and it is limited to what information they can give us.

Mr. deNagy stated it is a 24-month contract.

Mr. Losco stated the renewal would be as of October this year.

A resident asked how do we get water aerobics at night?

Ms. Fatuch stated Tracy works at multiple properties. I don't know that she has the time right now.

A resident asked can we bring someone else in?

Mr. deNagy stated we would do a normal license agreement.

Ms. Caballero stated I want everyone to understand there is no monetary exchange for me running the tennis program.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – July 1, 2026 at 10:00 a.m. (Special Joint Meeting) and July 15, 2026 at 11:00 a.m. at the RiverHouse

Mr. deNagy stated a joint meeting is scheduled for July 1, 2026 at 10:00 a.m. and the regular board meeting will be July 15, 2026 at 11:00 a.m. at the RiverHouse.

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor the meeting adjourned at 12:23 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Rivers Edge
Community Development District

Unaudited Financial Reporting
June 30, 2026



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

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 246,237	\$ -	\$ 100,583	\$ 346,820
Due from Rivers Edge II	4,445	-	-	4,445
Due from Mattamy - Utilities	23,756	-	-	23,756
Investments:				
State Board of Administration (SBA)	8,178	-	246,047	254,224
US Bank Custody Account	959,738	-	-	959,738
Series 2016				
Reserve	-	255,403	-	255,403
Revenue	-	373,244	-	373,244
Series 2018				
Reserve	-	115,774	-	115,774
Revenue	-	210,751	-	210,751
Series 2018A-1/2018A-2				
Revenue	-	130,597	-	130,597
Reserve 2018A-1	-	68,919	-	68,919
Reserve 2018A-2	-	83,813	-	83,813
Prepaid Expenses	3,117	-	-	3,117
Total Assets	\$ 1,245,470	\$ 1,238,500	\$ 346,630	\$ 2,830,600
Liabilities:				
Accounts Payable	\$ 63,462	\$ -	\$ -	\$ 63,462
Accrued Expenses	41,243	-	-	41,243
Total Liabilities	\$ 104,705	\$ -	\$ -	\$ 104,705
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 3,117	\$ -	\$ -	\$ 3,117
Restricted for:				
Debt Service	-	1,238,500	-	1,238,500
Assigned for:				
Capital Reserve Fund	-	-	346,630	346,630
Unassigned	1,137,648	-	-	1,137,648
Total Fund Balances	\$ 1,140,765	\$ 1,238,500	\$ 346,630	\$ 2,725,895
Total Liabilities & Fund Balance	\$ 1,245,470	\$ 1,238,500	\$ 346,630	\$ 2,830,600

Rivers Edge
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual		
	Budget	Thru 06/30/26	Thru 06/30/26	Variance	Progress

Revenues:

Special Assessments - Tax Roll	\$ 2,748,249	\$ 2,748,249	\$ 2,734,704	\$ (13,545)	
Misc Income/Interest	28,000	21,000	35,955	14,955	
Rental Revenue	20,000	15,000	17,555	2,555	
Cost Share Landscaping Rivers Edge II	313,604	235,203	235,203	-	
Cost Share Amenity Rivers Edge II	2,365	1,774	1,774	-	
Cost Share Amenity Rivers Edge III	109,345	82,009	82,009	-	
Community Garden	1,500	1,500	1,725	225	
Tennis Revenue	1,000	750	-	(750)	
Special Events	20,000	15,000	17,052	2,052	
Total Revenues	\$ 3,244,063	\$ 3,120,485	\$ 3,125,976	\$ 5,492	

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 7,200	\$ 1,800	60%
FICA Expense	918	689	551	138	60%
District Engineer	25,000	18,750	10,226	8,524	41%
District Counsel	60,000	45,000	31,593	13,407	53%
District Management	56,040	42,030	42,030	-	75%
Assessment Roll Administration	5,899	5,899	5,899	-	100%
Dissemination Agent	7,197	5,397	6,498	(1,100)	90%
Information Technology	3,407	2,555	2,555	-	75%
Website Maintenance	1,755	1,316	1,316	-	75%
Annual Audit	5,300	5,300	6,000	(700)	113%
Trustee Fees	12,500	12,500	13,676	(1,176)	109%
Arbitrage	1,800	1,350	1,200	150	67%
Telephone	500	375	150	225	30%
Postage	2,500	1,875	1,461	414	58%
Printing & Binding	2,000	1,500	414	1,086	21%
Insurance	12,165	12,165	10,918	1,247	90%
Legal Advertising	2,500	1,875	1,320	555	53%
Other Current Charges	200	200	670	(470)	335%
Office Supplies	50	38	9	28	18%
Dues, Licenses & Subscriptions	175	175	175	-	100%
Total General & Administrative	\$ 211,905	\$ 167,988	\$ 143,862	\$ 24,128	

Rivers Edge
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance	Progress
<i>Operations & Maintenance</i>					
Ground Maintenance					
Field Operations Management (Vesta)	\$ 41,230	\$ 30,923	\$ 30,922	\$ -	75%
Landscape Maintenance	1,099,201	824,401	824,398	3	75%
Landscape Contingency	107,000	107,000	245,198	(138,198)	229%
Irrigation Repairs and Maintenance	65,000	65,000	104,598	(39,598)	161%
Lake Maintenance	62,000	46,500	44,070	2,430	71%
Irrigation Water Use	260,000	195,000	196,342	(1,341)	76%
Electric	208,300	156,225	183,633	(27,408)	88%
Street Lighting & Signage Repairs and Replacements	45,000	33,750	43,507	(9,757)	97%
Street and Drainage Maintenance	5,000	3,750	580	3,170	12%
Repairs and Maintenance	50,000	50,000	68,216	(18,216)	136%
Subtotal Ground Maintenance	\$ 1,942,731	\$ 1,512,548	\$ 1,741,464	\$ (228,915)	
Amenity Center - River House					
General Manager (Vesta)	\$ 48,911	\$ 36,683	\$ 37,981	\$ (1,298)	78%
Amenity Manager (Vesta)	59,064	44,298	44,298	-	75%
Maintenance Service (Vesta)	109,188	81,891	81,891	-	75%
Lifestyle Director (Vesta)	45,342	34,007	34,006	-	75%
Lifeguards (Vesta)	47,256	23,368	23,368	-	49%
Guest Services (Vesta)	53,228	39,921	39,921	-	75%
Security Monitoring	2,400	2,400	2,779	(379)	116%
Security Guards	103,840	77,880	84,143	(6,263)	81%
Telephone & Internet	25,000	18,750	8,829	9,921	35%
Insurance	109,782	109,782	104,738	5,044	95%
Fitness Equipment Lease	27,921	27,921	27,921	-	100%
Janitorial Services & Supplies (Vesta)	34,748	26,061	26,061	-	75%
Pressure Washing	5,000	3,750	350	3,400	7%
Pool Chemicals (Poolsure)	26,095	19,571	15,444	4,127	59%
Natural Gas	590	443	541	(99)	92%
Electric	39,720	29,790	22,889	6,901	58%
Water & Sewer	50,000	37,500	40,217	(2,717)	80%
Repair & Replacements	99,043	99,043	113,228	(14,185)	114%
Refuse	60,800	45,600	18,959	26,641	31%
Pest Control	11,000	8,250	5,619	2,631	51%
Fire Alarm System Maintenance	2,000	2,000	11,632	(9,632)	582%
Access Cards	6,500	4,875	3,950	925	61%
License & Permits	1,800	1,350	1,330	20	74%
Other Current	8,000	6,000	813	5,187	10%
Special Events	50,000	37,500	45,367	(7,867)	91%
Holiday Decorations	30,000	26,796	26,796	-	89%
Office Supplies & Postage	3,500	2,625	2,877	(252)	82%
Community Garden	500	375	-	375	0%
Subtotal Amenity Center - River House	\$ 1,061,228	\$ 848,430	\$ 825,950	\$ 22,480	
Total Operations & Maintenance	\$ 3,003,959	\$ 2,360,978	\$ 2,567,414	\$ (206,435)	

Rivers Edge
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual		
	Budget	Thru 06/30/26	Thru 06/30/26	Variance	Progress
Reserves					
General Reserve - Grounds Maintenance	\$ 75,000	\$ -	\$ -	\$ -	
General Reserve - Amenity Center	75,000	-	-	-	
Subtotal Reserves	\$ 150,000	\$ -	\$ -	\$ -	
Total Expenditures	\$ 3,365,863	\$ 2,528,966	\$ 2,711,275	\$ (182,307)	81%
Excess (Deficiency) of Revenues over Expenditures	\$ (121,800)	\$ 591,518	\$ 414,701	\$ 187,799	
<i>Other Financing Sources/(Uses):</i>					
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	
Net Change in Fund Balance	\$ (121,800)	\$ 591,518	\$ 414,701	\$ 187,799	
Fund Balance - Beginning	\$ 121,800		\$ 726,064		
Fund Balance - Ending	\$ (0)		\$ 1,140,765		

Rivers Edge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ 187,076	\$ 241,604	\$ 2,136,731	\$ 5,987	\$ 91,059	\$ 25,196	\$ 35,799	\$ -	\$ 11,252	\$ -	\$ -	\$ -	\$ 2,734,704
Misc Income/Interest	2,500	606	770	371	6,162	5,531	8,459	7,299	4,258	-	-	-	35,955
Rental Revenue	934	1,800	-	4,475	1,500	2,117	3,283	3,446	-	-	-	-	17,555
Cost Share Landscaping Rivers Edge II	26,134	26,134	26,134	26,134	26,134	26,134	26,134	26,134	26,134	-	-	-	235,203
Cost Share Amenity Rivers Edge II	197	197	197	197	197	197	197	197	197	-	-	-	1,774
Cost Share Amenity Rivers Edge III	9,112	9,112	9,112	9,112	9,112	9,112	9,112	9,112	9,112	-	-	-	82,009
Community Garden	-	-	-	-	-	1,125	600	-	-	-	-	-	1,725
Tennis Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	4,878	2,406	245	1,341	6,320	706	722	435	-	-	-	-	17,052
Total Revenues	\$ 230,830	\$ 281,859	\$ 2,173,190	\$ 47,617	\$ 140,484	\$ 70,117	\$ 84,306	\$ 46,622	\$ 50,952	\$ -	\$ -	\$ -	\$ 3,125,976
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ 800	\$ 2,000	\$ 1,000	\$ -	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ 7,200
FICA Expense	61	-	61	61	153	77	-	61	77	-	-	-	551
District Engineer	443	1,212	-	3,146	-	3,042	1,200	-	1,183	-	-	-	10,226
District Counsel	4,917	3,437	658	5,285	5,407	4,230	-	1,964	5,696	-	-	-	31,593
District Management	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	-	-	-	42,030
Assessment Roll Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Dissemination Agent	900	600	600	1,100	600	600	900	600	600	-	-	-	6,498
Information Technology	284	284	284	284	284	284	284	284	284	-	-	-	2,555
Website Maintenance	146	146	146	146	146	146	146	146	146	-	-	-	1,316
Annual Audit	-	-	-	-	-	-	-	6,000	-	-	-	-	6,000
Trustee Fees	5,888	4,374	-	-	-	-	-	-	3,413	-	-	-	13,676
Arbitrage	-	-	1,200	-	-	-	-	-	-	-	-	-	1,200
Telephone	6	25	18	-	-	0	85	17	-	-	-	-	150
Postage	105	537	63	162	135	127	115	109	107	-	-	-	1,461
Printing & Binding	32	33	72	37	50	41	31	28	90	-	-	-	414
Insurance	10,918	-	-	-	-	-	-	-	-	-	-	-	10,918
Legal Advertising	-	-	-	-	114	358	317	531	-	-	-	-	1,320
Other Current Charges	-	-	65	111	76	87	130	104	95	-	-	-	670
Office Supplies	1	1	1	1	1	1	1	1	1	-	-	-	9
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 35,245	\$ 15,319	\$ 8,637	\$ 15,805	\$ 13,636	\$ 14,663	\$ 7,880	\$ 15,315	\$ 17,362	\$ -	\$ -	\$ -	\$ 143,862
Operations & Maintenance													
Ground Maintenance													
Field Operations Management (Vesta)	\$ 3,436	\$ 3,436	\$ 3,436	\$ 3,436	\$ 3,436	\$ 3,436	\$ 3,436	\$ 3,436	\$ 3,436	\$ -	\$ -	\$ -	\$ 30,922
Landscape Maintenance	91,600	91,600	91,600	95,086	95,086	95,086	88,114	91,600	84,628	-	-	-	824,398
Landscape Contingency	13,680	-	7,210	4,200	17,245	11,580	173,418	6,015	11,850	-	-	-	245,198
Irrigation Repairs and Maintenance	15,195	8,569	13,035	5,612	16,203	11,638	5,540	15,256	13,550	-	-	-	104,598
Lake Maintenance	5,430	4,470	4,470	4,470	4,470	4,470	5,430	5,430	5,430	-	-	-	44,070
Irrigation Water Use	24,269	26,059	13,743	12,298	13,827	10,643	28,642	31,362	35,498	-	-	-	196,342
Electric	19,834	19,645	19,802	21,106	20,781	20,682	20,684	20,658	20,441	-	-	-	183,633
Street Lighting & Signage Repairs and Replacements	825	17,585	3,122	3,768	-	4,190	8,028	1,929	4,060	-	-	-	43,507
Street and Drainage Maintenance	-	-	-	-	-	580	-	-	-	-	-	-	580
Repairs and Maintenance	15,288	977	16,058	716	5,890	2,651	2,821	686	23,129	-	-	-	68,216
Subtotal Ground Maintenance	\$ 189,557	\$ 172,341	\$ 172,476	\$ 150,691	\$ 176,938	\$ 164,956	\$ 336,113	\$ 176,372	\$ 202,021	\$ -	\$ -	\$ -	\$ 1,741,464

Rivers Edge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center - River House													
General Manager (Vesta)	\$ 4,251	\$ 4,200	\$ 4,208	\$ 4,223	\$ 4,218	\$ 4,234	\$ 4,223	\$ 4,201	\$ 4,224	\$ -	\$ -	\$ -	\$ 37,981
Amenity Manager (Vesta)	4,922	4,922	4,922	4,922	4,922	4,922	4,922	4,922	4,922	-	-	-	44,298
Maintenance Service (Vesta)	9,099	9,099	9,099	9,099	9,099	9,099	9,099	9,099	9,099	-	-	-	81,891
Lifestyle Director (Vesta)	3,778	3,778	3,778	3,778	3,778	3,778	3,778	3,778	3,778	-	-	-	34,006
Lifeguards (Vesta)	-	-	-	-	424	3,553	4,071	5,101	10,220	-	-	-	23,368
Guest Services (Vesta)	4,436	4,436	4,436	4,436	4,436	4,436	4,436	4,436	4,436	-	-	-	39,921
Security Monitoring	209	209	209	209	209	209	209	209	1,110	-	-	-	2,779
Security Guards	7,930	11,489	7,244	8,333	11,205	8,681	8,014	8,351	12,898	-	-	-	84,143
Telephone & Internet	849	850	966	1,060	1,059	1,059	1,059	1,059	867	-	-	-	8,829
Insurance	103,605	-	1,133	-	-	-	-	-	-	-	-	-	104,738
Fitness Equipment Lease	-	-	-	-	27,921	-	-	-	-	-	-	-	27,921
Janitorial Services & Supplies (Vesta)	2,896	2,896	2,896	2,896	2,896	2,896	2,896	2,896	2,896	-	-	-	26,061
Pressure Washing	-	350	-	-	-	-	-	-	-	-	-	-	350
Pool Chemicals (Poolsure)	1,612	1,612	1,612	1,675	1,675	1,675	2,758	-	2,826	-	-	-	15,444
Natural Gas	44	46	46	67	69	67	67	67	67	-	-	-	541
Electric	2,889	1,587	1,452	1,793	1,554	3,394	3,352	3,357	3,510	-	-	-	22,889
Water & Sewer	4,424	4,645	3,559	3,764	2,738	3,283	6,174	5,887	5,745	-	-	-	40,217
Repair & Replacements	17,983	4,403	13,278	10,509	11,250	13,290	10,064	15,966	16,485	-	-	-	113,228
Refuse	1,819	1,817	2,086	2,367	2,192	1,937	2,312	2,214	2,214	-	-	-	18,959
Pest Control	611	611	631	-	1,242	631	631	631	631	-	-	-	5,619
Fire Alarm System Maintenance	175	-	441	-	450	2,980	410	331	6,845	-	-	-	11,632
Access Cards	-	-	-	3,950	-	-	-	-	-	-	-	-	3,950
License & Permits	-	-	405	-	-	-	-	-	925	-	-	-	1,330
Other Current	813	-	-	-	-	-	-	-	-	-	-	-	813
Special Events	12,442	3,297	7,392	6,586	5,270	2,053	1,977	1,477	4,872	-	-	-	45,367
Holiday Decorations	13,398	-	13,398	-	-	-	-	-	-	-	-	-	26,796
Office Supplies & Postage	188	263	270	120	1,446	131	-	141	318	-	-	-	2,877
Community Garden	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center - River House	\$ 198,374	\$ 60,510	\$ 83,460	\$ 69,786	\$ 98,053	\$ 72,307	\$ 70,451	\$ 74,123	\$ 98,885	\$ -	\$ -	\$ -	\$ 825,950
Total Operations & Maintenance	\$ 387,931	\$ 232,851	\$ 255,936	\$ 220,477	\$ 274,991	\$ 237,263	\$ 406,564	\$ 250,494	\$ 300,906	\$ -	\$ -	\$ -	\$ 2,567,414
Reserves													
General Reserve - Grounds Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Reserve - Amenity Center	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 423,176	\$ 248,170	\$ 264,573	\$ 236,281	\$ 288,627	\$ 251,926	\$ 414,444	\$ 265,809	\$ 318,268	\$ -	\$ -	\$ -	\$ 2,711,275
Excess (Deficiency) of Revenues over Expenditures	\$ (192,346)	\$ 33,689	\$ 1,908,616	\$ (188,665)	\$ (148,144)	\$ (181,809)	\$ (330,138)	\$ (219,187)	\$ (267,316)	\$ -	\$ -	\$ -	\$ 414,701
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (192,346)	\$ 33,689	\$ 1,908,616	\$ (188,665)	\$ (148,144)	\$ (181,809)	\$ (330,138)	\$ (219,187)	\$ (267,316)	\$ -	\$ -	\$ -	\$ 414,701

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 709,452	\$ 709,452	\$ 705,909	\$ (3,543)
Interest Income	5,000	5,000	20,344	15,344
Total Revenues	\$ 714,452	\$ 714,452	\$ 726,252	\$ 11,801
Expenditures:				
Interest - 11/1	\$ 233,655	\$ 233,523	\$ 233,523	\$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	233,523	233,523	233,393	130
Principal - 5/1	240,000	240,000	240,000	-
Total Expenditures	\$ 707,178	\$ 707,045	\$ 711,915	\$ (4,870)
Excess (Deficiency) of Revenues over Expenditures	\$ 7,274	\$ 7,407	\$ 14,337	\$ 16,671
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 7,274	\$ 7,407	\$ 14,337	\$ 16,671
Fund Balance - Beginning	\$ 357,500		\$ 614,309	
Fund Balance - Ending	\$ 364,774		\$ 628,647	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 458,917	\$ 458,917	\$ 451,402	\$ (7,514)
Interest Income	5,000	5,000	11,111	6,111
Total Revenues	\$ 463,917	\$ 463,917	\$ 462,513	\$ (1,404)
Expenditures:				
Interest - 11/1	\$ 164,653	\$ 164,653	\$ 164,653	\$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	164,653	164,653	164,523	130
Principal - 5/1	135,000	135,000	135,000	-
Principal Prepayment - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 464,305	\$ 464,305	\$ 474,175	\$ (9,870)
Excess (Deficiency) of Revenues over Expenditures	\$ (388)	\$ (388)	\$ (11,662)	\$ 8,466
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (388)	\$ (388)	\$ (11,662)	\$ 8,466
Fund Balance - Beginning	\$ 214,750		\$ 338,187	
Fund Balance - Ending	\$ 214,362		\$ 326,525	

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 June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 444,246	\$ 444,246	\$ 441,831	\$ (2,414)
Special Assessments - Prepayment	-	-	6,122	6,122
Interest Income	5,000	5,000	10,686	5,686
Total Revenues	\$ 449,246	\$ 449,246	\$ 458,639	\$ 9,393
Expenditures:				
Series 2018A-1				
Interest - 11/1	\$ 47,752	\$ 47,752	\$ 47,752	\$ -
Interest - 5/1	47,752	47,752	47,752	-
Principal - 5/1	170,000	170,000	170,000	-
Principal Prepayment - 5/1			5,000	(5,000)
Series 2018A-2				
Interest - 11/1	38,984	38,984	38,984	-
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	38,984	38,984	38,859	125
Principal - 5/1	90,000	90,000	90,000	-
Principal Prepayment - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 433,473	\$ 433,473	\$ 448,348	\$ (14,875)
Excess (Deficiency) of Revenues over Expenditures	\$ 15,773	\$ 15,773	\$ 10,291	\$ 24,268
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 15,773	\$ 15,773	\$ 10,291	\$ 24,268
Fund Balance - Beginning	\$ 110,095		\$ 273,037	
Fund Balance - Ending	\$ 125,868		\$ 283,329	

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

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Interest	\$ 10,000	\$ 10,000	\$ 22,404	\$ 12,404
General Reserve - Grounds Maintenance	75,000	-	-	-
General Reserve - Amenity Center	75,000	-	-	-
Total Revenues	\$ 160,000	\$ 10,000	\$ 22,404	\$ 12,404
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	21,300	24,567	(3,267)
RiverHouse A/C Unit Replacement (C/S)	39,050	29,288	-	29,288
RiverHouse Tennis Court Fencing (C/S)	28,400	21,300	-	21,300
RiverHouse Pool Pump Sand Filtration (C/S)	44,375	33,281	-	33,281
Permanent Holiday Lighting (C/S)	27,690	20,768	-	20,768
Playground Equipment (C/S)	7,100	5,325	-	5,325
Pocket Parks Equipment Repair/Replacement (C/S)	15,744	11,808	-	11,808
Maintenance Golf Cart (C/S)	3,550	2,663	-	2,663
Maintenance Work Truck (C/S)	23,075	23,075	22,269	806
Repair and Replacements*	10,000	10,000	192,324	(182,324)
Capital Outlay - RiverHouse Pool Repairs (Crown Pools, Inc.)*	-	-	673,070	(673,070)
Other Current Charges	1,000	750	89	661
Total Expenditures	\$ 265,900	\$ 217,073	\$ 937,237	\$ (720,164)
Excess (Deficiency) of Revenues over Expenditures	\$ (105,900)		\$ (914,833)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (105,900)		\$ (914,833)	
Fund Balance - Beginning	\$ 1,357,361		\$ 1,261,463	
Fund Balance - Ending	\$ 1,251,461		\$ 346,630	

*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	\$ 255,403	
Reserve Fund Balance	255,403	
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)
Less: May 1, 2026 (Mandatory)		(240,000)
Current Bonds Outstanding	\$	8,670,000

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	\$ 115,774	
Reserve Fund Balance	115,774	
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)
Less: May 1, 2026 (Mandatory)		(135,000)
Less: May 1, 2026 (Optional)		(5,000)
Current Bonds Outstanding	\$	6,110,000

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: May 1, 2026 (Mandatory)		(170,000)
Less: May 1, 2026 (Optional)		(5,000)
Current Bonds Outstanding	\$	2,535,000

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	\$	83,813
Reserve Fund Balance		83,813
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)
Less: November 1, 2025 (Optional)		(5,000)
Less: May 1, 2026 (Mandatory)		(90,000)
Less: May 1, 2026 (Optional)		(5,000)
Current Bonds Outstanding	\$	1,495,000
Total Bonds Outstanding	\$	18,810,000

**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
INTEREST	4/8/2026	390.14	623.31	398.59	2,414.73	3,826.77
9	4/23/2026	5,393.73	8,617.50	5,510.57	33,384.35	52,906.14
TAC CERTIFICATE	6/20/2026	1,817.92	2,904.46	1,857.30	11,251.94	17,831.62
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
TOTAL TAX ROLL RECEIPTS		441,831.40	705,908.73	451,402.34	2,734,703.86	4,333,846.31

BALANCE DUE	2,188.14	3,496.01	2,235.56	13,543.60	21,463.33
PERCENT COLLECTED	99.51%	99.51%	99.51%	99.51%	99.51%

C.

Rivers Edge

Community Development District

Check Run Summary

June 30, 2026

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	6/22/26	50810-50814	\$ 923.50
Sub-Total			\$ 923.50
<i>Accounts Payable</i>	6/1/26	7676-7707	\$ 38,297.62
	6/8/26	7708-7724	47,750.76
	6/16/26	7725-7740	120,656.64
	6/29/26	7741-7748	29,028.09
Sub-Total			\$ 235,733.11
Capital Fund			
<i>Accounts Payable</i>	6/18/26	57-58	\$ 7,315.26
	6/29/26	59-60	129,086.11
Sub-Total			\$ 136,401.37
Total			\$ 373,057.98

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50810	18	AHMED M MCINTYRE	184.70	6/22/2026
50811	24	CHRISTOPHER P WHITE	184.70	6/22/2026
50812	21	FREDERICK T BARON	184.70	6/22/2026
50813	22	ROBERT L CAMERON	184.70	6/22/2026
50814	23	SCOTT MAYNARD	184.70	6/22/2026
TOTAL FOR REGISTER			923.50	

Attendance Sheet

District Name: Rivers Edge CDD

Board Meeting Date: June 17, 2026

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

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

Approved for Payment:


District Manager Signature

6/17/2026
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
6/01/26	00382	5/11/26	APC-2336 W BATHROOM-LEAK	202605	330-57200-45700	1ST STALL			ROBERT CHICOSKI DBA AFFORDABLE	*	495.00	495.00	007676
6/01/26	00076	5/11/26	42687366 ACTIVE SCRAPER/MAT	202605	330-57200-45700	ONYX			CINTAS FIRE 636525	*	163.07	163.07	007677
6/01/26	00105	5/20/26	BC05148 WALKING BELT	202605	330-57200-45700				COMMERCIAL FITNESS PRODUCTS	*	489.99	489.99	007678
6/01/26	00425	5/26/26	439 50% DEP	202605	330-57200-45700	CHAIN LINK FENCE			FENCESCAPE LLC	*	8,340.00	8,340.00	007679
6/01/26	00428	5/19/26	1232 FIBER OPTIC CABLE	202605	330-57200-45700	DUPLEX			FIRST COAST ENTERTAINMENT INC	*	970.00	970.00	007680
6/01/26	00071	5/12/26	23477210 SEC SRVC	202605	330-57200-34510	04/27-05/10/2026			GIDDENS SECURITY CORPORATION	*	2,572.64	2,931.58	007681
6/01/26	00300	5/15/26	14971 APR GENERAL COUNSEL	202604	310-51300-31500				KILINKSI VAN WYK PLLC	*	1,963.50	1,963.50	007682
6/01/26	00300	3/19/26	14577 MATTAMY	202602	300-13100-10900	BFR #1 INV 14577			KILINKSI VAN WYK PLLC	*	613.50	672.50	007683
6/01/26	00411	5/19/26	355 TREE REMOVAL	202605	320-57200-46102				QUILLS TREE SERVICES LLC	*	800.00	800.00	007684
6/01/26	00411	5/19/26	356 HAUL DEBRIS	202605	320-57200-46102				QUILLS TREE SERVICES LLC	*	800.00	800.00	007685
6/01/26	00411	5/22/26	363 TREE REMOVAL	202605	320-57200-46102				QUILLS TREE SERVICES LLC	*	1,450.00	1,450.00	007686
REDG RIVERS EDGE TLEE													

REDG RIVERS EDGE TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
6/01/26	00429	5/12/26	57590	202604 330-57200-45700			SITE SURVEY-CONDUIT	*	250.00	250.00	007687
							GOODWILL INDUSTRIES OF N FLORIDA				
6/01/26	00340	5/11/26	1201	202605 320-57200-46500			RIVERTOWN SIGN-LIGHTS	*	914.00	914.00	007688
							TMT ELECTRIC LLC				
6/01/26	00340	5/22/26	1203	202605 320-57200-46500			TRIPPED CIRCUIT BREAKERS	*	450.00	450.00	007689
							TMT ELECTRIC LLC				
6/01/26	00156	5/13/26	62222522	202605 330-57200-45900			MAY PEST CONTROL	*	232.48	232.48	007690
							TURNER PEST CONTROL				
6/01/26	00156	5/13/26	62222531	202605 330-57200-45900			MAY FLEA/TICK CONTROL	*	398.52	398.52	007691
							TURNER PEST CONTROL				
6/01/26	00174	5/15/26	1313275	202605 330-57200-46010			ANNUAL FIRE EXTINGUISHER	*	100.00	100.00	007692
							WAYNE AUTOMATIC FIRE SPRINKLERS, INC				
6/01/26	00389	5/13/26	26194056	202605 330-57200-45700			JANITORIAL SUPPLIES	*	517.31	517.31	007693
							W B MASON CO INC				
6/01/26	00389	5/20/26	26208115	202605 330-57200-45700			JANITORIAL SUPPLIES	*	261.19	261.19	007694
							W B MASON CO INC				
6/01/26	00334	4/28/26	1157229	202604 320-57200-46000			APR IRRIG RPR-MAIN ST	*	1,180.17	1,180.17	007695
							YELLOWSTONE LANDSCAPE				
6/01/26	00334	5/05/26	1166681	202604 320-57200-46000			APR IRRIG RPR-MAIN ST	*	2,300.42	2,300.42	007696
							YELLOWSTONE LANDSCAPE				
6/01/26	00334	5/05/26	1166684	202604 320-57200-46000			APR IR RPR-324 SILK GRASS	*	195.49	195.49	007697
							YELLOWSTONE LANDSCAPE				
6/01/26	00334	5/07/26	1170870	202604 320-57200-46000			APR IR RPR-FOOT BRIDGE PK	*	2,187.54	2,187.54	007698
							YELLOWSTONE LANDSCAPE				
							REDG RIVERS EDGE TLEE				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/01/26	00334	5/07/26 1170871	202604 320-57200-46000 APR IRRIGATION REPAIRS	YELLOWSTONE LANDSCAPE	*	237.10	237.10 007699
6/01/26	00334	5/05/26 1166682	202605 320-57200-46000 DECODER RPLC-TWIN FLOWER	YELLOWSTONE LANDSCAPE	*	2,760.50	2,760.50 007700
6/01/26	00334	5/05/26 1166683	202604 320-57200-46000 APR IRRIG RPR-MAIN ST	YELLOWSTONE LANDSCAPE	*	640.80	640.80 007701
6/01/26	00334	5/12/26 1173310	202605 320-57200-46000 MAY IR RP-380 STERN WHEEL	YELLOWSTONE LANDSCAPE	*	290.22	290.22 007702
6/01/26	00334	5/12/26 1173311	202605 320-57200-46000 MAY IRRIG RPR-RIVERHOUSE	YELLOWSTONE LANDSCAPE	*	93.86	93.86 007703
6/01/26	00334	5/12/26 1173312	202605 320-57200-46000 MAY IR RP-LAINER & MALLOW	YELLOWSTONE LANDSCAPE	*	411.35	411.35 007704
6/01/26	00334	5/14/26 1174116	202605 320-57200-46000 MAY IRR RPR-ORANGE BRANCH	YELLOWSTONE LANDSCAPE	*	1,484.09	1,484.09 007705
6/01/26	00334	5/19/26 1176141	202605 320-57200-46000 MAY IRRIG RPR-NORTH LAKE	YELLOWSTONE LANDSCAPE	*	3,936.27	3,936.27 007706
6/01/26	00334	5/19/26 1176142	202605 320-57200-46000 MAY IRR RPR-THE HOMESTEAD	YELLOWSTONE LANDSCAPE	*	380.67	380.67 007707
6/08/26	00381	6/13/26 6532	202606 320-57200-49400 6/13 2HR LOOPMANDAN	DANIEL T MARSHALL	*	300.00	300.00 007708
6/08/26	00215	6/02/26 47194	202606 330-57200-46010 FIRE ALARM SYSTEM		*	600.00	
		6/02/26 47195	202606 330-57200-46010 CELLULAR TRANSMITTER		*	520.00	
			DYNAMIC SECURITY PROFESSIONALS INC				1,120.00 007709

REDG RIVERS EDGE TLEE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/08/26	00365	6/01/26 204515	202606 320-57200-46800	JUN LAKE MAINTENANCE	*	5,430.00	
				FLORIDA WATERWAYS INC			5,430.00 007710
6/08/26	00071	5/27/26 23477287	202605 330-57200-34510	SEC SRVC 05/11-05/24/26	*	2,572.64	
		5/27/26 23477287	202605 330-57200-34510	MILEAGE	*	389.73	
				GIDDENS SECURITY CORPORATION			2,962.37 007711
6/08/26	00278	5/08/26 428691	202605 330-57200-45700	MAINTENANCE SUPPLIES	*	95.94	
				HAGAN ACE HARDWARE OF MANDARIN			95.94 007712
6/08/26	00278	5/14/26 428725	202605 330-57200-45700	MAINTENANCE SUPPLIES	*	13.99	
				HAGAN ACE HARDWARE OF MANDARIN			13.99 007713
6/08/26	00278	5/15/26 428731	202605 330-57200-45700	MAINTENANCE SUPPLIES	*	19.97	
				HAGAN ACE HARDWARE OF MANDARIN			19.97 007714
6/08/26	00278	5/19/26 428753	202605 330-57200-45700	MAINTENANCE SUPPLIES	*	24.99	
				HAGAN ACE HARDWARE OF MANDARIN			24.99 007715
6/08/26	00278	5/29/26 428823	202605 330-57200-45700	MAINTENANCE SUPPLIES	*	32.98	
				HAGAN ACE HARDWARE OF MANDARIN			32.98 007716
6/08/26	00073	6/01/26 13129563	202606 330-57200-45210	JUN POOL CHEMICALS	*	2,825.50	
				POOLSURE			2,825.50 007717
6/08/26	00411	5/28/26 372	202605 320-57200-46102	TREE REMOVAL	*	800.00	
				QUILLS TREE SERVICES LLC			800.00 007718
6/08/26	00058	6/01/26 6194	202606 330-57200-34500	JUN CLUBHOUSE MONITOR	*	125.72	
		6/01/26 6194	202606 330-57200-34500	JUN FITNESS CNTR MONITOR	*	35.72	
		6/01/26 6194	202606 330-57200-34500	JUN PARK MONITOR	*	47.23	
				SONITROL OF NORTH CENTRAL FLORIDA			208.67 007719
				REDG RIVERS EDGE TLEE			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT	#
6/10/26	00058	6/01/26 6194	202606 330-57200-34500		V	125.72-		
		JUN CLUBHOUSE MONITOR						
		6/01/26 6194	202606 330-57200-34500		V	35.72-		
		JUN FITNESS CNTR MONITOR						
		6/01/26 6194	202606 330-57200-34500		V	47.23-		
		JUN PARK MONITOR						
				SONITROL OF NORTH CENTRAL FLORIDA			208.67-	007719
6/08/26	00155	5/31/26 432750	202605 330-57200-34000		*	124.60		
		JUN BILLABLE MILEAGE 1/3						
				VESTA PROPERTY SERVICES, INC.			124.60	007720
6/08/26	00155	6/01/26 432537	202606 330-57200-34000		*	4,075.93		
		JUN GEN MANAGER SRVCS						
		6/01/26 432537	202606 320-57200-46000		*	3,435.82		
		JUN FIELD OPS						
		6/01/26 432537	202606 330-57200-34001		*	3,778.47		
		JUN LIFESTYLE SRVCS						
		6/01/26 432537	202606 330-57200-34400		*	4,435.64		
		JUN GUEST SRVCS						
		6/01/26 432537	202606 330-57200-34100		*	9,099.03		
		JUN MIANTENANCE SRVCS						
		6/01/26 432537	202606 330-57200-45300		*	2,895.68		
		JUN JANITORIAL SRVCS						
		6/01/26 432537	202606 330-57200-34402		*	4,922.01		
		JUN AMENITY MANAGER						
				VESTA PROPERTY SERVICES, INC.			32,642.58	007721
6/08/26	00174	5/28/26 1315946	202605 330-57200-46010		*	100.00		
		QURTLY SPRINKLER INSPECT						
				WAYNE AUTOMATIC FIRE SPRINKLERS, INC			100.00	007722
6/08/26	00389	5/29/26 26224740	202605 330-57200-45700		*	111.11		
		JANITORIAL SUPPLIES						
		5/29/26 26224753	202605 330-57200-45700		*	111.11		
		JANITORIAL SUPPLIES						
		5/29/26 26224756	202605 330-57200-45700		*	109.88		
		JANITORIAL SUPPLIES						
		5/29/26 26226121	202605 330-57200-45700		*	460.14		
		JANITORIAL SUPPLIES						
				W B MASON CO INC			792.24	007723
6/08/26	00255	5/28/26 23871	202605 330-57200-45700		*	465.60		
		DISINFECTANT WIPES CASE						
				WIPES COM			465.60	007724
				REDG RIVERS EDGE TLEE				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/16/26	00076	6/04/26	53398904	202606 330-57200-45700	FIRST AID SUPPLIES	*	171.24		
		6/08/26	42717646	202606 330-57200-45700	ACTIVE SCRAPER/MAT ONLYX	*	163.07		
					CINTAS FIRE 636525			334.31	007725
6/16/26	00430	6/10/26	1018	202606 320-57200-49400	6/13 FATHERS DAY TRAILER	*	1,000.00		
		6/10/26	1018	202606 320-57200-49400	6/13 FATHERS DAY PUTTR	*	500.00		
					JAX MOBILE GOLF LLC			1,500.00	007726
6/16/26	00071	6/10/26	23477484	202606 330-57200-34510	SEC SRVC 05/25-06/07/2026	*	2,648.88		
		6/10/26	23477484	202606 330-57200-34510	MILEAGE	*	347.81		
					GIDDENS SECURITY CORPORATION			2,996.69	007727
6/16/26	00003	6/01/26	291	202606 310-51300-34000	JUN MANAGEMENT FEES	*	4,670.00		
		6/01/26	291	202606 310-51300-35100	JUN WEBSITE ADMIN	*	146.25		
		6/01/26	291	202606 310-51300-35100	JUN INFO TECH	*	283.92		
		6/01/26	291	202606 310-51300-32400	JUN DISSEM AGENT SRVCS	*	599.75		
		6/01/26	291	202606 310-51300-51000	OFFICE SUPPLIES	*	.72		
		6/01/26	291	202606 310-51300-42000	POSTAGE	*	107.41		
		6/01/26	291	202606 310-51300-42500	COPIES	*	90.00		
					GOVERNMENTAL MANAGEMENT SERVICES			5,898.05	007728
6/16/26	00423	6/04/26	INV0022	202606 320-57200-46102	JAPANESE BLUEBERRY 65G	*	2,450.00		
		6/04/26	INV0023	202606 320-57200-46102	JAPANESE BLUEBERRY 65G	*	2,450.00		
		6/04/26	INV0024	202606 320-57200-46102	JAPANESE BLUEBERRY 65G	*	2,450.00		
					KIRENIA TAMAYO			7,350.00	007729
6/16/26	00155	5/31/26	432781	202605 330-57200-34200	MAY LIFEGUARD HOURS	*	5,100.90		
					VESTA PROPERTY SERVICES, INC.			5,100.90	007730
					REDG RIVERS EDGE TLEE				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/16/26	00389	6/03/26 26235294	202606 330-57200-45700	JANITORIAL SUPPLIES	W B MASON CO INC	*	674.82	674.82 007731
6/16/26	00334	5/20/26 1177123	202605 320-57200-46102	ARB JET INJECT-PINE TREES	YELLOWSTONE LANDSCAPE	*	1,050.00	1,050.00 007732
6/16/26	00334	5/31/26 1182327	202605 320-57200-46102	ARB JET INJECT-PINES	YELLOWSTONE LANDSCAPE	*	1,115.00	1,115.00 007733
6/16/26	00334	5/31/26 1182328	202605 320-57200-46000	MAY IRRIG RPR	YELLOWSTONE LANDSCAPE	*	776.70	776.70 007734
6/16/26	00334	5/31/26 1182329	202605 320-57200-46000	MAY IRRIG RPR	YELLOWSTONE LANDSCAPE	*	132.37	132.37 007735
6/16/26	00334	5/31/26 1182330	202605 320-57200-46000	MAY IRRIG RPR	YELLOWSTONE LANDSCAPE	*	176.94	176.94 007736
6/16/26	00334	5/31/26 1182331	202605 320-57200-46000	MAY IRRIG RPR	YELLOWSTONE LANDSCAPE	*	758.03	758.03 007737
6/16/26	00334	6/03/26 1190309	202605 320-57200-46000	MAY IRRIG RPR	YELLOWSTONE LANDSCAPE	*	1,034.75	1,034.75 007738
6/16/26	00334	6/01/26 1187523	202606 320-57200-46100	JUN LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE	*	91,599.75	91,599.75 007739
6/16/26	00334	6/03/26 1190308	202605 320-57200-46000	MAY IRRIG RPR	YELLOWSTONE LANDSCAPE	*	158.33	158.33 007740
6/29/26	00421	6/19/26 1065	202606 330-57200-45700	MOTOR-RIVERCLUB FAM POOL	BAKER POOLS INC	*	7,800.00	7,800.00 007741
6/29/26	00257	6/08/26 48368	202606 330-57200-45700	BACKFLOW INSPECTION/CERT	DOLPHIN BACKFLOW, INC.	*	49.50	49.50 007742
REDG RIVERS EDGE TLEE								

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO..... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT	#
6/29/26	00215	6/12/26 47211	202606 330-57200-46010		*	4,975.00		
			RPLC FIRE ALARM/DETECTORS					
		6/12/26 47213	202606 330-57200-46010		*	750.00		
			AHU#1 DUCT DETECTORS					
		6/24/26 47446	202606 330-57200-34500		*	105.00		
			QUARTERLY MONITORING					
		6/24/26 47447	202606 330-57200-34500		*	225.00		
			QUARTERLY MONITORING					
		6/24/26 47448	202606 330-57200-34500		*	225.00		
			QUARTERLY MONITORING					
		6/24/26 47449	202606 330-57200-34500		*	555.00		
			QUARTERLY MONITORING					
				DYNAMIC SECURITY PROFESSIONALS INC			6,835.00	007743
6/29/26	00300	6/15/26 15215	202605 310-51300-31500		*	5,695.80		
			MAY GENERAL COUNSEL					
				KILINKSI VAN WYK PLLC			5,695.80	007744
6/29/26	00401	6/19/26 22012557	202604 310-51300-31100		*	1,182.54		
			APR-MAY O & M					
				PRIME AE GROUP INC			1,182.54	007745
6/29/26	00427	6/08/26 20276	202606 320-57200-60000		*	1,843.22		
			CISCO MERAKI SEC SYSTEM					
		6/08/26 20277	202606 320-57200-60000		*	2,121.74		
			CISCO WIRELESS ACCESS					
		6/08/26 20278	202606 320-57200-60000		*	2,481.30		
			CISCO MERAKI SWITCH					
				MATRIX ITG INC			6,446.26	007746
6/29/26	00156	6/16/26 62235376	202606 330-57200-45900		*	232.48		
			JUN PEST CONTROL					
		6/16/26 62235386	202606 330-57200-45900		*	398.52		
			JUN FLEA/TICK SERVICES					
				TURNER PEST CONTROL			631.00	007747
6/29/26	00389	6/09/26 26246496	202606 330-57200-45700		*	19.98		
			JANITORIAL SUPPLIES					
		6/10/26 26250005	202606 330-57200-45700		*	368.01		
			JANITORIAL SUPPLIES					
				W B MASON CO INC			387.99	007748
				TOTAL FOR BANK A		235,733.11		
				TOTAL FOR REGISTER		235,733.11		
				REDG RIVERS EDGE TLEE				

C/S

INVOICE

Affordable Plumbing Company
4565 Saint Augustine Road
Jacksonville, FL 32207

tracey@affordableplumbingjacksonvil
le.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
140 Landing Blvd
St Johns, Florida 32259

Invoice details

Sales Rep: Ray Dominguez

Invoice no.: APC-23362
Terms: Net 30
Invoice date: 05/11/2026
Due date: 06/10/2026

#	Description	Qty	Rate	Amount
1.	Hose Bibb 1/2"	1	\$16.00	\$16.00
2.	Glue, Cleaner, Pipe Dope, Grout, Caulk, ect.	1	\$4.00	\$4.00
3.	Sloan flush valve for toilet	1	\$225.00	\$225.00
4.	Plumbing Services	2	\$125.00	\$250.00
5.	Work Description: leak in womens bathroom first stall, not flushing and leaking on flushometer pipe. 0508RECDD140 Steve - 513-252-3617 - call steve on way, Check out foot wash as well.	1	\$0.00	\$0.00
6.	Work Resolution: checked flushometer valve and it was in pretty bad shape and highly recommend replacing it, installed new Sloan flushometer valve (toilet) for women's bathroom 1st toilet right hand side. installed new 1/2" hose Bibb in the pool area.	1	\$0.00	\$0.00

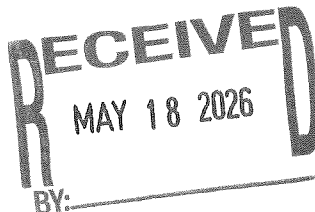
Total

\$495.00

Ways to pay

VISA BANK

View and pay



Approved RECDD
Submitted to AP 5.18.2026
By Kevin McKendree

Kevin McKendree



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

C/S

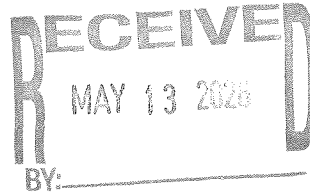
INVOICE

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

INVOICE # 4268736688
INVOICE DATE 05/11/2026
SERVICE TICKET # 4268736688
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 015



EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	3X5 ACTIVE SCRAPER	04	F	3	11.885	35.66	N
	X10186	4X6 ACTIVE SCRAPER	04	F	2	13.867	27.73	N
	X10189	3X5 XTRAC MAT ONYX	04	F	2	18.817	37.63	N
	X10192	4X6 XTRAC MAT ONYX	04	F	1	23.770	23.77	N
	X10202	3X10 XTRAC MAT ONYX	04	F	1	29.462	29.46	N
SUBTOTAL							154.25	
SERVICE CHARGE							8.82	N
SUBTOTAL							163.07	
TAX							0.00	
TOTAL USD							163.07	

Approved RECDD 1
Submitted to A/P 05-13-26
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.

You will notice the annual price adjustment on your invoices beginning in May. Rental rates are being adjusted to account for increases in labor, fleet expenses, raw material costs, and utilities. Thanks for your trust in Cintas. We remain committed to providing you with the highest quality service in our industry.

Signature :

Cust. Name: RIVERS EDGE CDD
Lynn R 10:57 AM 05/11/26
SoldTo# 0021060308 SO# 4268736688
Invoice Total Payment on Account
\$163.07 \$0.00

C15

CommercialFitnessProducts

Invoice

5034 N Hiatus Road 954-747-5128 Phone
 Sunrise, FL 33351 954-747-5131 Fax

Date	Invoice #
5/20/2026	BC05148

Sold To	Ship To
---------	---------

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

Rivertown River Edge CDD
 140 Landing Street
 St. Johns, FL 32259

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
JL	RIV007	WO#5936	5/15/2026	Verbal	Net 30	6/19/2026
Qty	Item Code	Description	Price Each	Amount		
1	Service Charge	Service Charge	105.00	105.00		
1	Part	Walking Belt	259.99	259.99		
1	Labor	Technician installed part listed.	105.00	105.00		
		Subtotal		469.99		
1	Freight	Inbound Shipping	20.00	20.00		

Thank you for your business!

Total \$489.99

Payments/Credits \$0.00

Balance Due \$489.99

www.commfitnessproducts.com

RECEIVED
 MAY 20 2026
 BY: _____

Approved RECDD 1
 Submitted to A/P 5.20.2026
 Submitted by Ken Council

Ken Council

C/S

Fencescape LLC
450-106 SR 13 N #402
St. Johns, FL 32259 904-465-0423
fencer74@yahoo.com



Rivers Edge CDD
475 West Town Place
STE 114
St. Augustine, FL 32092
Project: Basketball Court Fence

INVOICE

Invoice # 439
Invoice Date 05/26/2026
Due Date 05/26/2026

Item	Description	Unit Price	Quantity	Amount
Product	50% deposit towards materials to install 410ft of 6' tall 8-gauge commercial black vinyl chain link fence to include two, 4' wide walk gates.	8340.00	1.00	8,340.00
RECEIVED MAY 27 2026 BY: _____		Subtotal	8,340.00	
		Total	8,340.00	
		Amount Paid	0.00	
		Balance Due	\$8,340.00	

Approved RECDD
Submitted to AP 5.27.2026
By Kevin McKendree

Kevin McKendree

C/S

First Coast Entertainment, Inc.
11259-1 Business Park Blvd.
Jacksonville, FL 32256
904-880-7886
www.FirstCoastEntertainment.com

Invoice



BILL TO
Rivers Edge 1 CDD
475 W Town Pl
STE 114
St Augustine, FL 32092

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1232	05/19/2026	\$970.00	05/20/2026	Due on receipt	
JOB/CUSTOMER		SALES REP		AMOUNT DUE	
Rivers Edge 1 CDD 156 Landing		GS		\$970.00	

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Fiber Duplex	Fiber Optic Cable duplex (2 strand) Installed / ft Terminates with LC connectors on both sides	200	2.00	400.00
SLabor2	Installation of the above Fiber to connect amenities buildings	3	190.00	570.00

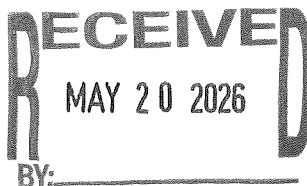
Your invoice is attached for your review. Please remit payment,
at your earliest convenience. Thank you.

SUBTOTAL	970.00
TAX	0.00
TOTAL	970.00
BALANCE DUE	\$970.00

Ways to pay



[View and pay](#)



Approved RECDD 1
Submitted to A/P 5.19.2026
Submitted by Ken Council

Ken Council

C/S



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

INVOICE NO.	23477210
DATE	05/12/26

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 04/27/2026-05/10/2026	112.00	Hours	22.97	2,572.64	
Security Officer	548.00	Per	0.655	358.94	
Mileage					
RECEIVED MAY 18 2026 BY: _____		Approved RECDD 1 Submitted to A/P 05-18-26 By Richard Losco <i>Richard Losco</i>			
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205					
			Sub-Total	2,931.58	
			Sales Tax		
			TOTAL(\$)	2,931.58	



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 # 14971
Date: 05/15/2026
Due On: 06/14/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,963.50	) - (\$0.00	) = \$1,963.50

RECDD-01

Rivers Edge CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MGH	04/01/2026	Review District staff feedback regarding Twinkle Nights holiday lighting services.	0.10	\$295.00	-	\$29.50
Service	LG	04/02/2026	Advise regarding responses to Landscape RFP questions.	0.10	\$350.00	-	\$35.00
Service	MGH	04/06/2026	Begin preparing for landscape RFP scoring and discussion; preliminary review of landscape RFP responses.	0.50	\$295.00	-	\$147.50
Service	LG	04/06/2026	Attend agenda planning call and joint meeting planning call.	0.60	\$350.00	-	\$210.00
Service	LG	04/08/2026	Confer with Davidson regarding landscape RFP responses; coordinate rescheduled RFP	0.20	\$350.00	-	\$70.00

			evaluation.				
Service	MGH	04/08/2026	Confirm status of quorum for April Board meeting and joint meeting; confer with staff regarding procedural matters related to same; update timeline for landscape RFP discussion and review.	0.50	\$295.00	-	\$147.50
Service	MGH	04/09/2026	Begin comprehensive legal review of landscape RFP responses; analyze Vesta feedback on landscape RFP responses.	0.40	\$295.00	-	\$118.00
Service	MGH	04/10/2026	Attend landscape RFP discussion with District staff; further conduct comprehensive legal review of landscape RFP responses.	0.50	\$295.00	-	\$147.50
Service	LG	04/10/2026	Confer with District staff regarding evaluation of landscape bids.	0.20	\$350.00	-	\$70.00
Service	MGH	04/13/2026	Further review landscape RFP responses and prepare legal sufficiency summary/chart; confirm status of joint meeting for review.	0.70	\$295.00	-	\$206.50
Service	LG	04/14/2026	Review legal sufficiency of landscape RFP responses.	0.30	\$350.00	-	\$105.00
Service	MGH	04/14/2026	Further review landscape RFP responses and finalize legal sufficiency summary/chart.	0.30	\$295.00	-	\$88.50
Service	LG	04/17/2026	Confer with DeNagy regarding evaluation of landscape bids.	0.20	\$350.00	-	\$70.00
Service	MGH	04/20/2026	Confer with counsel regarding status of land transfers and pond maintenance responsibilities between CDD and developer.	0.10	\$295.00	100.0%	\$0.00
Service	SD	04/27/2026	Draft Rivers Edge CDD	0.60	\$180.00	-	\$108.00

Auditor Letter Response
for FY25.

Service	LG	04/28/2026	Confer with deNagy regarding landscape bid evaluations.	0.20	\$350.00	-	\$70.00
Service	LG	04/29/2026	Confer with district staff regarding timeline for landscape RFP; review draft agenda.	0.30	\$350.00	-	\$105.00
Service	SD	04/29/2026	Transmit "Rivers Edge CDD Auditor Letter Response FY25" to Auditor.	0.10	\$180.00	-	\$18.00
Service	MGH	04/29/2026	Review draft agenda for upcoming Board meeting and identify legal follow-up items needed; review proposed scheduling updates for landscape RFP.	0.30	\$295.00	-	\$88.50
Service	LG	04/30/2026	Prepare Q2 updates and deadlines for board.	0.20	\$350.00	-	\$70.00
Service	MGH	04/30/2026	Review information related to shrub removal along Bee Balm Lane sidewalk and feedback regarding ownership/maintenance responsibilities for same.	0.20	\$295.00	-	\$59.00

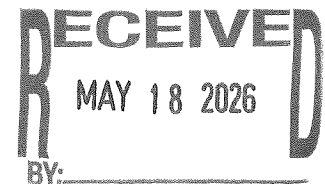
Line Item Discount Subtotal **-\$29.50**Total **\$1,963.50**

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

Please pay within 30 days.

Corbin deNagy

5/18/2026





KILINSKI | VAN WYK

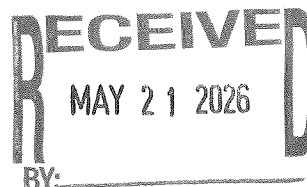
Kilinski | Van Wyk PLLC

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

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

INVOICE

Invoice # 14577
Date: 03/19/2026
Due On: 04/18/2026



Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$613.50	) - (\$0.00	) = \$613.50

RECDD-102

Rivers Edge CDD - Mattamy Boundary Amendment

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	02/03/2026	Review request for boundary amendment; confer with deNagy regarding same.	0.60	\$350.00	\$210.00
Service	MGH	02/03/2026	Preliminary review of boundary amendment request and accompanying documentation.	0.30	\$295.00	\$88.50
Service	LG	02/25/2026	Call with Developer's counsel regarding boundary amendment request; review documents related to same; research regarding FLWAC boundary amendment process.	0.90	\$350.00	\$315.00
Total						\$613.50

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

Please pay within 30 days.



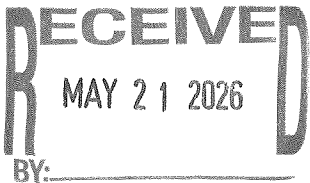
KILINSKI | VAN WYK
Kilinski | Van Wyk PLLC

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

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

INVOICE

Invoice # 14703
Date: 04/20/2026
Due On: 05/20/2026



Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$613.50	+ \$59.00	) - (\$0.00	) = \$672.50

RECDD-102

Rivers Edge CDD - Mattamy Boundary Amendment

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	03/12/2026	Review updated documentation from counsel for Mattamy, including additional maps.	0.20	\$295.00	\$59.00
Total						\$59.00

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

Please pay within 30 days.

C/5



Quills Tree Services

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

RECIPIENT:

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

Invoice #355

Issued	May 19, 2026
Due	Jun 03, 2026
Total	\$800.00

SERVICE ADDRESS:

319 Footbridge Road
St Johns, Florida 32259

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
May 15, 2026				
Customer Responsibilities	• Ensure Accessibility: All trees scheduled for trimming or removal must be accessible by Quill's Tree Services equipment and personnel. An area equivalent to or greater than the height of the tree being serviced must be cleared of all vehicles and movable objects to prevent potential damage from falling debris. • Subterranean Fixtures Mapping: Prior to commencing any work, ensure that all subterranean fixtures (such as pipes, cables, etc.) are marked on a map and provided to Quill's Tree Services. This is particularly crucial if stump grinding services are requested, as it ensures the safety of underground utilities. • Authorized Representative on Site: An authorized representative with the authority to sign on behalf of the property owner must be present to sign off on completed work while the crew is still on site. This helps ensure that all parties are in agreement before the crew departs.	1	\$0.00	\$0.00
Tree Removal	Remove one hazardous tree that is completely covered in vines. Flush cut low to the ground. Leave all debris in the preserve. The homeowner gave us permission to access the tree with the lift via his yard.	1	\$800.00	\$800.00

Mr. Taylor requests a phone call prior to scheduling



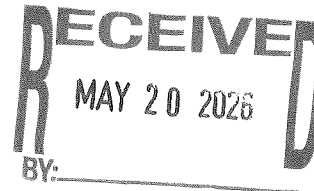
Quills Tree Services

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

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

Total

\$800.00



Approved RECDD
Submitted to AP 5.20.2026
By Kevin McKendree

Kevin McKendree

C15



Quills Tree Services

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

RECIPIENT:

Rivers Edge

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

Invoice #356

Issued May 19, 2026

Due Jun 03, 2026

Total \$800.00

SERVICE ADDRESS:

215 Chipola Trace
St John's, Florida 32259

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
May 11, 2026				
Customer Responsibilities	• Ensure Accessibility: All trees scheduled for trimming or removal must be accessible by Quill's Tree Services equipment and personnel. An area equivalent to or greater than the height of the tree being serviced must be cleared of all vehicles and movable objects to prevent potential damage from falling debris. • Subterranean Fixtures Mapping: Prior to commencing any work, ensure that all subterranean fixtures (such as pipes, cables, etc.) are marked on a map and provided to Quill's Tree Services. This is particularly crucial if stump grinding services are requested, as it ensures the safety of underground utilities. • Authorized Representative on Site: An authorized representative with the authority to sign on behalf of the property owner must be present to sign off on completed work while the crew is still on site. This helps ensure that all parties are in agreement before the crew departs.	1	\$0.00	\$0.00
Tree Pruning	Remove one very large and hazardous lead that is at risk of failure over a nature trail.	1	\$0.00	\$0.00
Haul Debris	We will ensure the removal of organic debris from the job site (excluding any chips resulting from stump grinding, if applicable). **Debris will be cleared from the job site within 24 hours of project completion.**	1	\$800.00	\$800.00



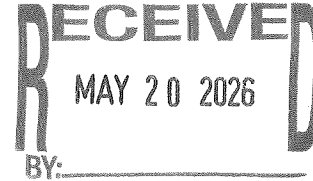
Quills Tree Services

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

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

Total

\$800.00



Approved RECDD
Submitted to AP 5.20.2026
By Kevin McKendree

Kevin McKendree

C/S



Quills Tree Services

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

RECIPIENT:

Rivers Edge

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

SERVICE ADDRESS:

204 Chandler Drive
 St Johns, Florida 32259

Invoice #363

Issued	May 22, 2026
Due	Jun 06, 2026
Total	\$1,450.00

For Services Rendered

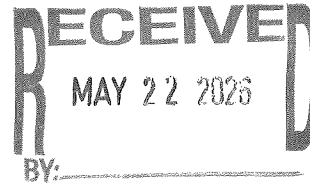
Product/Service	Description	Qty.	Unit Price	Total
May 22, 2026				
Customer Responsibilities	• Ensure Accessibility: All trees scheduled for trimming or removal must be accessible by Quill's Tree Services equipment and personnel. An area equivalent to or greater than the height of the tree being serviced must be cleared of all vehicles and movable objects to prevent potential damage from falling debris. • Subterranean Fixtures Mapping: Prior to commencing any work, ensure that all subterranean fixtures (such as pipes, cables, etc.) are marked on a map and provided to Quill's Tree Services. This is particularly crucial if stump grinding services are requested, as it ensures the safety of underground utilities. • Authorized Representative on Site: An authorized representative with the authority to sign on behalf of the property owner must be present to sign off on completed work while the crew is still on site. This helps ensure that all parties are in agreement before the crew departs.	1	\$0.00	\$0.00
Tree Removal	Remove one dead tree out back. Flush cut low to the ground in preparation for future stump grinding. Section and leave all wood in the preserve out of eye sight.	1	\$350.00	\$350.00
Tree Removal	Fell one tree located out back on the property. Flush cut low to the ground in preparation for future stump grinding. Section and leave all wood in the preserve so that the homeowners do not see it.	1	\$350.00	\$350.00



Quills Tree Services

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

Product/Service	Description	Qty.	Unit Price	Total
Tree Removal	Fell one dead tree located on the back left side of the property. Flush cut low in preparation for possible stump grinding. Section and leave all wood in the preserve out of eye sight.	1	\$350.00	\$350.00
Tree Removal	Fell two dead and hazardous tree located out back on the right side of the property. Flush cut low to the ground in preparation for future stump grinding. Section and leave all wood in the preserve and out of eye sight.	2	\$200.00	\$400.00



Approved RECDD
Submitted to AP 5.22.2026
By Kevin McKendree

Kevin McKendree

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

Total **\$1,450.00**

C/S

TAYLOR'S COMMUNICATIONS, INC.

12113 W. Beaver Street Jacksonville, FL 32220
Phone# (904) 779-8900 Fax# (904) 779-8906

Invoice

Date	Invoice #
05/12/2026	57590
Bill To	
Rivers Edge Community Development District 475 West Town Place STE 114 St. Augustine, FL 32092	
Ship To	
Rivers Edge 156 Landing 156 Landing St. St. Johns, FL 32259	

04/30/2026

Arrived on site and reviewed the job with the customer, then set up a vacuum system to locate the conduit between buildings. The conduit was successfully found, and an unused cable was identified and utilized to pull in a bull string. A measuring line was then fished through the conduit to determine the total run, confirming a distance of approximately 200 feet. Site survey completed and documented information for customer requested quote. Cleaned up all work areas and checked out of the site.

Reference Number	Terms	Due Date	Ship	Via	Work Order #
	15 Days from invoice date	05/27/2026	05/12/2026	E-Mail	40274
Quantity	Description			Price Each	Amount
1.00 hrs	Site Survey – includes travel and time onsite			\$250.00	\$250.00
Thank you for your business.				Subtotal	\$250.00
				Sales Tax	\$0.00
				Total	\$250.00

A FINANCE CHARGE OF 1 1/2% PER MONTH WILL BE CHARGED ON PAST DUE ACCOUNTS (ANNUAL RATE 18%), IF PAYING BY CREDIT CARD, THE CREDIT CARD PROCESSING FEE WILL BE APPLIED TO THE INVOICE

How To Pay

Approved RECDD 1 Submitted to AP 5/14/2026

Submitted by Ken Council

Ken Council

Direct Deposit

Mail

Mail check to:

Taylor's Communications, Inc. 12113
W. Beaver Street Jacksonville, FL
32220

Bank: T D Bank, N.A. Acc Name:

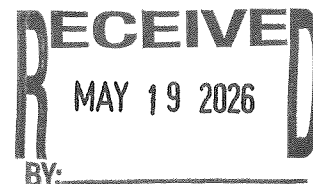
Taylor's Communications Inc.

Routing Number: 011103093

Account No.: 4450105220

Credit Card / Direct Deposit

PAY NOW



C/S

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

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

INVOICE

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

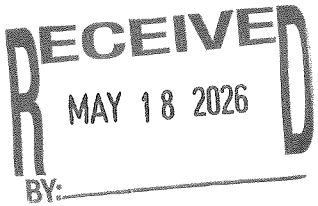
INVOICE 1201
DATE 05/11/2026
TERMS Net 30
DUE DATE 06/10/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	'RIVERTOWN' sign on entrance side of Rivertown Main Street is missing lights. Replaced non-working LED modules. Repaired broken mounting brackets. Verified correct operation upon completion.	914.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	914.00
TAX	0.00
TOTAL	914.00
BALANCE DUE	\$914.00

Approved RECDD
Submitted to AP 5.18.2026
By Kevin McKendree
Kevin McKendree

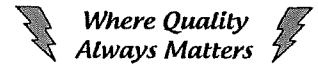


C/S

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

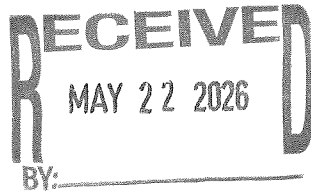
BILL TO
Rivers Edge CDD 1
475 West Town Place
Suite 114
Saint Augustine, Florida
32092

INVOICE 1203
DATE 05/22/2026
TERMS Net 30
DUE DATE 06/21/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Tripped circuit breakers at the Riverhouse. Removed shorted wires and one ceiling fan. Reset breakers. Affected circuits working correctly upon completion.	450.00

Please make check payable to TMT Electric LLC.
Recommend installing new ceiling fans in the near future.

SUBTOTAL	450.00
TAX	0.00
TOTAL	450.00
BALANCE DUE	\$450.00



Approved RECDD
Submitted to AP 5.22.2026
By Kevin McKendree

Kevin McKendree



Turner
Pest Control
turnerpest.com

Turner Pest Control LLC
PO Box 600323
Jacksonville, FL 32260-0323
904-355-5300

Service Slip/Invoice

INVOICE: 622225228
DATE: 05/13/2026
ORDER: 622225228

Bill To: [233943]
Rivers Edge CDD
475 West Town Place
Suite 114
Saint Augustine, FL 32092-3648

Work Location: [233943] 904-679-5523
RiverHouse(RECDD 1)
Richard Losco
140 Landing Street
Saint Johns, FL 32259-8621

Work Date	Time	Target Pest	Technician	Time In
05/13/2026	01:53 PM			01:53 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/13/2026		02:33 PM

Service	Description	Price	
CPCM	Commercial Pest Control - Monthly Service	\$232.48	
RECEIVED MAY 14 2026 BY: _____ Approved RECDD 1 Submitted to A/P 05-14-26 By Richard Losco <i>Richard Losco</i>		SUBTOTAL	\$232.48
		TAX	\$0.00
		AMT. PAID	\$0.00
		TOTAL	\$232.48
		AMOUNT DUE	\$232.48
		TECHNICIAN SIGNATURE	
		CUSTOMER SIGNATURE	

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

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

PLEASE PAY FROM THIS INVOICE

C/S



Turner
Pest Control
turnerpest.com

Turner Pest Control LLC
PO Box 600323
Jacksonville, FL 32260-0323
904-355-5300

Service Slip/Invoice

INVOICE: 622225314
DATE: 05/13/2026
ORDER: 622225314

Bill To: [233943]
Rivers Edge CDD
475 West Town Place
Suite 114
Saint Augustine, FL 32092-3648

Work Location: [233943] 904-679-5523
RiverHouse(RECDD 1)
Richard Losco
140 Landing Street
Saint Johns, FL 32259-8621

Work Date	Time	Target Pest	Technician	Time In
05/13/2026	01:53 PM			01:53 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/13/2026		01:53 PM

Service	Description	Price
CPCM	Commercial Pest - Flea/Tick Monthly Service	\$398.52
RECEIVED MAY 14 2026 BY: _____		
Approved RECDD 1 Submitted to A/P 05-14-26 By Richard Losco <i>Richard Losco</i>		
		SUBTOTAL \$398.52
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$398.52
		AMOUNT DUE \$398.52
		_____ TECHNICIAN SIGNATURE
		_____ CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

C/S



INVOICE
1313275
INVOICE DATE
05/15/2026

**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
868636	REC0147		COD	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
1.00	Extinguisher Trip Charge	\$65.00	\$65.00
1.00	Annual Extinguisher Certification Inspection (Tag) (Seal)	\$11.00	\$11.00
2.00	4"x4" Vinyl Sign FX Inside	\$12.00	\$24.00

Please reference invoice number on payment. Thank You!

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

Questions Regarding this invoice please contact:

Name: Holly B Bartle
Phone: (904) 268 3030
Email: hbbartle@waynefire.com

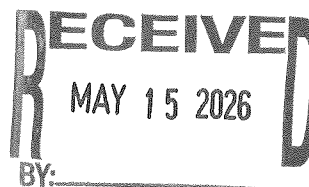
Approved RECDD 1
Submitted to AP 5/15/2026
Submitted by Ken Council

Ken Council

SUBTOTAL:	\$100.00
TOTAL:	\$100.00

Remit To:

Wayne Automatic Fire Sprinklers Inc.
PO Box 530740
Atlanta, GA 30353
Phone: (407) 656-3030
Fax: (407) 656-8026





MINUTES
MATTER®

C/5



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

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

(Page 1)
PM(P)

Invoice Number	261940569
Customer Number	C3178876
Invoice Date	05/13/2026
Due Date	06/12/2026
Order Date	05/12/2026
Order Number	S161919543
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
HERX7658AK	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	3	CT	76.97	230.91
TCO28600	BAG;WASTE;DOG	2	CT	93.85	187.70
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	76.72	76.72
NWLNEBPFGL	NITRILE EXAM PF GLOVES - BLACK- XLARGE - 5MIL - 100/BX	1	BX	10.99	10.99
NWLNEBPFGL	NITRILE EXAM PF GLOVES - BLACK- MEDIUM - 5MIL - 100/BX	1	BX	10.99	10.99

SUBTOTAL: 517.31
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 517.31
Total Due: 517.31

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
MAY 22 2026
BY: _____

Approved RECDD 1
Submitted to A/P 05-22-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	261940569
Invoice Date	05/13/2026
Terms	Net 30
Total Due	517.31

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

C31788762619405692619405690000000517314



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

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

(Page 1)

PM(P)

Invoice Number	262081159
Customer Number	C3178876
Invoice Date	05/20/2026
Due Date	06/19/2026
Order Date	05/19/2026
Order Number	S162093774
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
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	76.72	76.72
NWLNEBPFGM	NITRILE EXAM PF GLOVES - BLACK- MEDIUM - 5MIL - 100/BX	2	BX	10.99	21.98
NWLNEBPFGXL	NITRILE EXAM PF GLOVES - BLACK- XLARGE - 5MIL - 100/BX	2	BX	10.99	21.98
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	3	CT	22.48	67.44
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	39.93	39.93
CLO31043	DISINFECTANT,4IN1,OR	2	EA	9.61	19.22

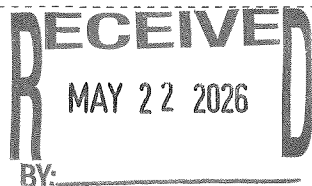
- Please See Next Page for Continuation -

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



Approved RECDD 1
Submitted to A/P 05-22-26
By Richard Losco

Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	262081159
Invoice Date	05/20/2026
Terms	Net 30
Total Due	261.19

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

C31788762620811592620811590000000261193



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

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

Customer Number	C3178876
Invoice Number	262081159
Invoice Date	05/20/2026

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
- Continued On From Previous Page -					
CLO30966	CLOROXPRO GERMICIDAL BLEACH, CONCENTRATED, 121 FL OZ	1	EA	13.92	13.92

SUBTOTAL:	261.19
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	261.19
Total Due:	261.19

C/S



INVOICE

INVOICE #	INVOICE DATE
1157229	4/28/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

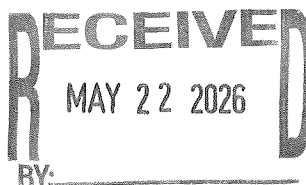
Property Name: Rivers Edge CDD I

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

Invoice Due Date: May 28, 2026

Invoice Amount: \$1,180.17

Description	Current Amount
April irrigation repairs-2026*****Main St. Round About*****	
Irrigation Repairs	\$1,180.17



Invoice Total **\$1,180.17**

Approved RECDD 1
Submitted to A/P 05-22-26
By Richard Losco
Richard Losco

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

C15



INVOICE

INVOICE #	INVOICE DATE
1166681	5/5/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

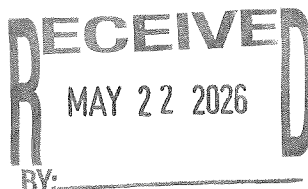
Property Name: Rivers Edge CDD I

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

Invoice Due Date: June 4, 2026

Invoice Amount: \$2,300.42

Description	Current Amount
April irrigation repairs-2026*****Main St. Round About*****	
Irrigation Repairs	\$2,300.42



Invoice Total **\$2,300.42**

Approved RECDD 1
Submitted to A/P 05-22-26
By Richard Losco
Richard Losco

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



COMPLETED WORK

W. O. # CDD 1
 NAME RIVERTOWN
 ADDRESS main st round about
 DATE 4/17/2026

#			EXTENTION
1	repairs made after irrigation inspection		
1	replace bad solenoid on zone 3	\$ 84.98	\$ 84.98
1	zone 12 replace bad decoder was 29173 now 22098	\$ 443.80	\$ 443.80
1	zone 21 replace bad decoder was 28158 now 220744	\$ 443.80	\$ 443.80
1	zone 39 replace bad decoder was 25985 now 22106	\$ 443.80	\$ 443.80
1	zone 41 replace bad decoder was 29147 now 22107	\$ 443.80	\$ 443.80
10	DBY	\$ 2.40	\$ 24.00
8	DBRY/Y	\$ 5.53	\$ 44.24
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 1,928.42

DATE	DESCRIPTION	HOURS	RATE	TOTAL
4/17/2026	tech	4	\$ 93.00	\$ 372.00
				\$ -
				\$ -
				\$ -
				\$ 372.00

COMMENTS

	MATERIALS	\$ 1,928.42
	LABOR & RENTAL	\$ 372.00
	TOTAL	\$ 2,300.42

DATE COMPLETED 4/17/26 TECHNICIAN DAVON ALBERT CLIENT

C15



INVOICE

INVOICE #	INVOICE DATE
1166684	5/5/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

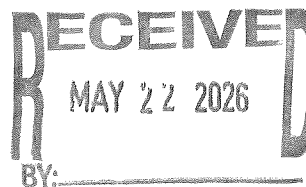
Property Name: Rivers Edge CDD I

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

Invoice Due Date: June 4, 2026

Invoice Amount: \$195.49

Description	Current Amount
April irrigation repairs-2026*****324 Silk Grass*****	
Irrigation Repairs	\$195.49



Invoice Total **\$195.49**

Approved RECDD1
Submitted to A/P 05-22-26
By Richard Losco
Richard Losco

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



COMPLETED WORK

W. O. # _____
 NAME RIVER TOWN
 ADDRESS 324 Silk grass pl
 DATE 4/30/2026

#			EXTENTION
1	REPLACE BROKEN ROTOR	\$ 22.85	\$ 22.85
2	REPLACE BROKEN 12" SPRAY HEAD	\$ 25.00	\$ 50.00
1	REPLACE BROKEN VALVE BOX	\$ 29.64	\$ 29.64
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 102.49

DATE	DESCRIPTION	HOURS	RATE	TOTAL
4/30/2026	tech	1	\$ 93.00	\$ 93.00
				\$ -
				\$ -
				\$ -
				\$ 93.00

COMMENTS : ZONE 20 REPLACE BROKEN 12" SPRAYS RIGHT SIDE 80 WALNUT
 GLEN CT
 ZONE 25 REPLACE BROKEN ROTOR BACK OF 253 SILK GRASS PL
 REPLACE BROKEN VALVE BOX IN ARBORS PLAY PARK

	MATERIALS	\$ 102.49
	LABOR & RENTAL	\$ 93.00
	TOTAL	\$ 195.49

DATE COMPLETED 4/30/26 TECHNICIAN davon albert CLIENT

C15



INVOICE

INVOICE #	INVOICE DATE
1170870	5/7/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
 c/o Kevin McKendree Residence
 475 West Town Place
 suite 114
 St. Augustine, FL 32092

Remit To:

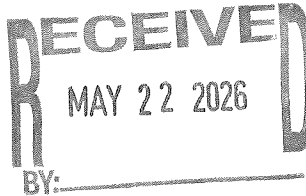
Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

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

Invoice Due Date: June 6, 2026**Invoice Amount:** \$2,187.54

Description	Current Amount
April irrigation repairs-2026*****Foot Bridge Park*****	
Irrigation Repairs	\$2,187.54

**Invoice Total** \$2,187.54

Approved RECDD 1
 Submitted to A/P 05-22-26
 By Richard Losco
Richard Losco

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



4/28/2026 • PG OF

CLIENT

C15



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1170871	5/7/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

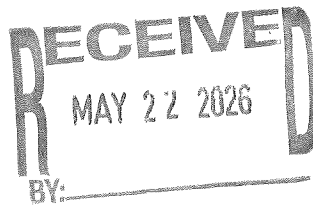
Property Name: Rivers Edge CDD I

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

Invoice Due Date: June 6, 2026

Invoice Amount: \$237.10

Description	Current Amount
April irrigation repairs-2026	
Irrigation Repairs	\$237.10



Invoice Total **\$237.10**

Approved RECDD 1
Submitted to A/P 05-22-26
By Richard Losco
Richard Losco

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

C/S



INVOICE

INVOICE #	INVOICE DATE
1166682	5/5/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

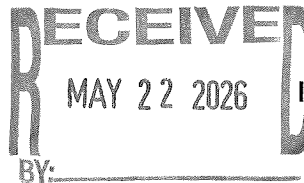
Property Name: Rivers Edge CDD I

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

Invoice Due Date: June 4, 2026

Invoice Amount: \$2,760.50

Description	Current Amount
Decoder replacement on Twin Flower	
Irrigation Repairs	\$2,760.50



Invoice Total

\$2,760.50

Approved RECDD 1
Submitted to A/P 05-22-26
By Richard Losco
Richard Losco

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



PG OF

CLIENT

C/S



INVOICE

INVOICE #	INVOICE DATE
1166683	5/5/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

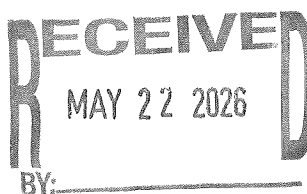
Property Name: Rivers Edge CDD I

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

Invoice Due Date: June 4, 2026

Invoice Amount: \$640.80

Description	Current Amount
April irrigation repairs-2026*****Main St.*****	
Irrigation Repairs	\$640.80



Invoice Total **\$640.80**

Approved RECDD 1
Submitted to A/P 05-22-26
By Richard Losco
Richard Losco

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

CLIENT

C15



INVOICE

INVOICE #	INVOICE DATE
1173310	5/12/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. 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: June 11, 2026

Invoice Amount: \$290.22

Description	Current Amount
May irrigation repairs-2026*****380 Stern Wheel***** Irrigation Repairs	\$290.22

Invoice Total **\$290.22**

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

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



COMPLETED WORK

W. O. #	CDD 1
NAME	RIVER TOWN
ADDRESS	380 STERN WHEEL DR
DATE	5/5/2026

#			EXTENTION
1	repairs made after irrigation inspection		
1	BROKEN 12" SPRAY HEAD	\$ 25.00	\$ 25.00
13	CLOG NOZZLES	\$ 2.55	\$ 33.15
2	BROKEN 6" SPRAY HEAD + NOZZLES	\$ 11.61	\$ 23.22
1	BROKEN ROTOR	\$ 22.85	\$ 22.85
2	strightened two 6" spray heads		\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 104.22

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

COMMENTS :ZONE 13 broken rotor on stern wheel dr

zone 16 broken 12" spray coner of stern wheel dr an river walk dr

zone 23 broken 6" spray corn of orange branch trl and river walk dr

zone 26 brokrn 6" spray on river walk dr

	MATERIALS	\$ 104.22
	LABOR & RENTAL	\$ 186.00
	TOTAL	\$ 290.22

DATE COMPLETED 5/5/26	TECHNICIAN DAVON ALBERT	CLIENT
-----------------------	-------------------------	--------

C/S



INVOICE

INVOICE #	INVOICE DATE
1173311	5/12/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. 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: June 11, 2026

Invoice Amount: \$93.86

Description	Current Amount
May irrigation repairs-2026*****Riverhouse***** Irrigation Repairs	\$93.86

Invoice Total **\$93.86**

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

Richard Losco

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

C/S



INVOICE

INVOICE #	INVOICE DATE
1173312	5/12/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. 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: June 11, 2026

Invoice Amount: \$411.35

Description	Current Amount
May irrigation repairs-2026*****Lanier and Mallow St. ***** Irrigation Repairs	\$411.35

Invoice Total **\$411.35**

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

Richard Losco

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

DATE COMPLETED 5/6/26 TECHNICIAN DAVON ALBERT CLIENT

C15



INVOICE

INVOICE #	INVOICE DATE
1174116	5/14/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. 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: June 13, 2026

Invoice Amount: \$1,484.09

Description	Current Amount
May irrigation repairs-2026*****Orange Branch*****	
Irrigation Repairs	\$1,484.09

Invoice Total **\$1,484.09**

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

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



COMPLETED WORK

W. O. #	CDD1
NAME	RIVER TOWN
ADDRESS	ORANG BRANCH TRL
DATE	5/4/2026

#	work oder hot spot		EXTENTION
1	REPLACE BROKEN 6" SPRAY + NOZZLE	\$ 11.61	\$ 11.61
2	REPLACE BROKEN ROTORS	\$ 22.85	\$ 45.70
2	REPLACE BAD DECODER	\$ 443.80	\$ 887.60
2	REPLACE BAD SOLENOIDS	\$ 84.98	\$ 169.96
4	DBR/Y	\$ 5.53	\$ 22.12
4	DBY	\$ 2.40	\$ 9.60
1	REPAIR B RROKEN 1" LATERAL PIPE IN TREE ROOTS	\$ 12.00	\$ 12.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 1,158.59

DATE	DESCRIPTION	HOURS	RATE	TOTAL
5/4/2026	TECH	3.5	\$ 93.00	\$ 325.50
				\$ -
				\$ -
				\$ -
				\$ 325.50

COMMENTS :broken spray and rotors on orange branch trl before keystone
coner

replace bad decoder and solenoid on orange branch trl left side before indian
grass dr decoder number was 22002 now 22081

replace bad decoder and solenoid on orange branch trl left side pass indian
grass dr decoder number was 28386 now 27315

	MATERIALS	\$ 1,158.59
repair broken 1" pipe orange branch left side before indian grass dr for way stop	LABOR & RENTAL	\$ 325.50
TOTAL		\$ 1,484.09

DATE COMPLETED 5/4/26	TECHNICIAN davon albert	CLIENT
-----------------------	-------------------------	--------

C/S



INVOICE

INVOICE #	INVOICE DATE
1176141	5/19/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. 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: June 18, 2026

Invoice Amount: \$3,936.27

Description	Current Amount
May irrigation repairs-2026*****North Lake***** Irrigation Repairs	\$3,936.27

Invoice Total **\$3,936.27**

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

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

Earl

C/S



INVOICE

INVOICE #	INVOICE DATE
1176142	5/19/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. 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: June 18, 2026

Invoice Amount: \$380.67

Description	Current Amount
May irrigation repairs-2026*****The Homestead***** Irrigation Repairs	\$380.67

Invoice Total **\$380.67**

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

Richard Losco

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



COMPLETED WORK

W. O. #	the homestead cdd1
NAME	RIVER TOWN
ADDRESS	25 RAFTER TAIL LN
DATE	5/11/2026

#			EXTENTION
4	repairs made after irrigation inspection		
	replace broken 6" sprays + nozzles	\$ 11.61	\$ 46.44
2	replace broken rotors	\$ 22.85	\$ 45.70
5	broken and clog nozzles	\$ 2.55	\$ 12.75
1	replace bad solenoid	\$ 84.98	\$ 84.98
2	dby	\$ 2.40	\$ 4.80
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 194.67

DATE	DESCRIPTION	HOURS	RATE	TOTAL
5/11/2026	TECH	2	\$ 93.00	\$ 186.00
				\$ -
				\$ -
				\$ -
				\$ 186.00

COMMENTS : ZONE 3 replace bad solenoid at kendall crossing and rafter tail ln

zone 5 replace broken rotor right of 698 kendall crossing dr

zone 8 replace broken rotor us 13 next to round about

zone 19 replace 3 broken sprays kendall crossing and trkin rd

zone 121 replace broken 6" spray kendall crossing and stern wheel dr

	MATERIALS	\$ 194.67
	LABOR & RENTAL	\$ 186.00
	TOTAL	\$ 380.67

DATE COMPLETE 5/11/26	TECHNICIAN DAVON ALBERT	CLIENT
-----------------------	-------------------------	--------

Dan Marshall
"LoopManDan"

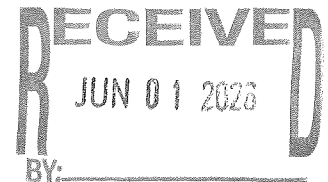
INVOICE

10356 Wickenburg Court Jacksonville, FL 32256
Phone: 513-394-9962

INVOICE #6532
DATE:6-13-2026

TO:
Kimberly Fatuch
RiverCafe at Rivertown
475 West Town Pl #114
St Augustine, FL 32092

SHIP TO:
Dan Marshall
10356 Wickenburg Court
Jacksonville FL 32256



COMMENTS OR SPECIAL INSTRUCTIONS:

Please make Check Payable to Dan Marshall

SALESPERSON	P.O. NUMBER	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS
Dan					Due on Performance

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
Quantity 1	"LoopManDan" Live Performance Saturday, June 13 at 6pm- 8pm \$300.00 Including PA system.	\$300.00	\$300.00
TOTAL DUE			300.00

Make all checks payable to OBDan Marshall.

If you have any questions concerning this invoice, contact: Dan Marshall at 513-394-9962 or
loopmandan@gmail.com

THANK YOU FOR YOUR BUSINESS!

C/S

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
6/2/2026	47194

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

Location
Riverhouse Clubhouse 156 Landing Street St. Johns, Florida 32259

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
1	Starlink Fire Max2 Cellular Transmitter for Fire Alarm System	275.00	275.00
2	Technicians Performed Annual Fire System Inspection and Test and Did Monitoring Takeover. Verified all Signals. Replaced batteries in Voice Evac Panel	85.00	170.00
2	12V 7AH Sealed Lead Acid Batteries	40.00	80.00
1	Quarterly Monitoring of Fire Alarm Via Starlink Cellular for Remainder of 2nd Quarter (June)	75.00	75.00

Thank you for your business.

RECEIVED
JUN 02 2026
BY: _____

Approved RECDD 1
Submitted to A/P 6/2/2026
Submitted by Ken Council
Richard Losco

Subtotal	\$600.00
Sales Tax (7.5%)	\$0.00
Total	\$600.00
Payments/Credits	\$0.00
Balance Due	\$600.00

C/S

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
6/2/2026	47195

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

Location
Riverhouse Fitness Center 140 Landing Street St. Johns, Florida 32259

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
1	Starlink Fire Max2 Cellular Transmitter	275.00	275.00
2	Technicians Performed Annual Fire System Inspection and Test-Monitoring Takeover-Verified All Signals	85.00	170.00
1	Quarterly Monitoring of Fire Alarm Via Starlink Cellular for Remainder of 2nd Quarter (June) (System has bad circuit on it and will need to be replaced due to unavailability of any parts for old system)	75.00	75.00

RECEIVED
JUN 02 2026
BY: _____

Thank you for your business.

Approved RECDD 1
Submitted to A/P 6/2/2026
Submitted by Ken Council
Ken Council

Subtotal	\$520.00
Sales Tax (7.5%)	\$0.00
Total	\$520.00
Payments/Credits	\$0.00
Balance Due	\$520.00

C/S

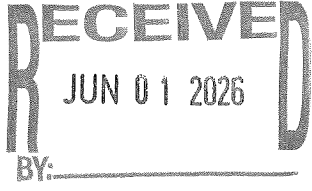
Invoice

Florida Waterways, Inc.

3832-010 Baymeadows Road
PMB 379
Jacksonville, FL 32257
Melissa Schwartz
melissa@floridapond.com
(904) 801 - 5253 ext. 2

Date: 06/01/2026
Invoice No.: 204515
Due Date: 07/01/2026

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
 Approved RECDD Submitted to AP 6.1.2026 By Kevin McKendree <i>Kevin McKendree</i>				

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

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

Thank You For Your Business!

C/S



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

INVOICE NO.	23477287
DATE	05/27/26

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 05/11/2026-05/24/2026	112.00	Hours	22.97	2,572.64	
Security Officer	595.00	Per	0.655	389.73	
Mileage					
RECEIVED MAY 29 2026 BY: _____		Approved RECDD 1 Submitted to A/P 05-29-26 By Richard Losco <i>Richard Losco</i>			
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205					
			Sub-Total	2,962.37	
			Sales Tax		
			TOTAL(\$)	\$2,962.37	

C/S

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

PAGE NO: 1

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

CUSTOMER NO: 365050
JOB NO: 000
PURCHASE ORDER: 050826

REFERENCE:
PO # 050826

TERMS:
NET 15TH

CLERK:
BLB3

DATE / TIME:
5/8/26 11:16

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

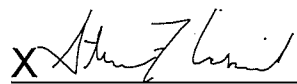
REWARD NO:19820227380

INVOICE: 428691/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	3956414502	PERFORMANCE TOOL 20PC SCREWDRIVE	19.99	1	9.99 /EA	9.99 SN
1	1	EA	7012818	FIBERGLASS HANDLE BOW RAKE	32.99	1	32.99 /EA	32.99 N
1	1	EA	3296043	BATTERY ALK AAA 20PK DUR	22.99	1	22.99 /EA	22.99 SN
				Return Value \$ 21.990 Instant Savings				
1	1	EA	34575	BATRY AA CD8 Dura	11.99	1	11.99 /EA	11.99 SN
				Return Value \$ 10.990 Instant Savings				
2	2	EA	46420	BREAKER VACUUM BRASS 3/4	9.99	2	9.99 /EA	19.98 N
-1	-1	EA	IS489077	\$1 INSTANT SAVINGS-34575	1.00	1	1.00 /EA	-1.00 RSN
				CREDIT RETURN				
-1	-1	EA	IS489077	\$1 INSTANT SAVINGS-3296043	1.00	1	1.00 /EA	-1.00 RSN
				CREDIT RETURN				
							TAXABLE	0.00
							NON-TAXABLE	95.94
							SUB-TOTAL	95.94
							TAX AMOUNT	0.00
							TOTAL AMOUNT	95.94

** AMOUNT CHARGED TO STORE ACCOUNT ** 95.94

YOU SAVED: 12.00

X 

Received By

(CASSIDY, STEVE)

REMITTANCE

CLOSING DATE : 5/31/26
DUE DATE: 6/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$95.94

NEW BAL: 187.87

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: 5/31/26
DUE DATE : 6/15/26
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
5/ 8/26	428691	3	I	PO # 050826	95.94		95.94
5/14/26	428725	3	I	PO # 051426	13.99		13.99
5/15/26	428731	3	I	PO # 051526	19.97		19.97
5/19/26	428753	3	I	PO # 51926	24.99		24.99
5/29/26	428823	3	I	PO # 052926	32.98		32.98
PAYMENT	SUMMARY			CHECK 7663 5/14/26 CHECK 7662 5/15/26 CHECK 7661 5/15/26		29.15 79.98 213.55	

CURRENT 187.87	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 187.87
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

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 6.1.2026
By Kevin McKendree

Kevin McKendree

RECEIVED
JUN 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.

C/5

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

PAGE NO: 1

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

CUSTOMER NO: 365050 JOB NO: 000 PURCHASE ORDER: 051426

REFERENCE: PO # 051426

TERMS: NET 15TH

CLERK: FSW3

DATE / TIME: 5/14/26 11:09

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

SHIP TO:

TERMINAL: 601

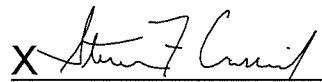
SALESPERSON: 35 B2B CUSTOMER SALES - M
 TAX: 031 FLORIDA SALES TAX MAN

REWARD NO:19820227380

INVOICE: 428725/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	56832	LOCK/CABLE COMBO 4'X5/16	13.99	1	13.99 /EA	13.99 N
							TAXABLE	0.00
							NON-TAXABLE	13.99
							SUB-TOTAL	13.99
							TAX AMOUNT	0.00
							TOTAL AMOUNT	13.99

** AMOUNT CHARGED TO STORE ACCOUNT ** 13.99

X 
 Received By

(CASSIDY, STEVE)

REMITTANCE

CLOSING DATE : 5/31/26
DUE DATE: 6/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$13.99

NEW BAL: 187.87

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: 5/31/26
DUE DATE : 6/15/26
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
5/ 8/26	428691	3	I	PO # 050826	95.94		95.94
5/14/26	428725	3	I	PO # 051426	13.99		13.99
5/15/26	428731	3	I	PO # 051526	19.97		19.97
5/19/26	428753	3	I	PO # 51926	24.99		24.99
5/29/26	428823	3	I	PO # 052926	32.98		32.98
PAYMENT	SUMMARY			CHECK 7663 5/14/26 CHECK 7662 5/15/26 CHECK 7661 5/15/26		29.15 79.98 213.55	

CURRENT 187.87	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 187.87
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

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 6.1.2026
By Kevin McKendree

Kevin McKendree

RECEIVED
JUN 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.

C/5

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

PAGE NO: 1

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

CUSTOMER NO: 365050 JOB NO: 000 PURCHASE ORDER: 051526

REFERENCE: PO # 051526

TERMS: NET 15TH

CLERK: AM3

DATE / TIME: 5/15/26 11:56

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

SHIP TO:

TERMINAL: 610

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

REWARD NO:19820227380

INVOICE: 428731/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	1373695	Sprypnt Sat Blk 12ozAce Return Value \$ 4.990	5.99	1	4.99 /EA	4.99 SN
1	1	EA	17003	Buy2+SprypntGet\$1/Can SPRYPNT W.I. BLK ACE Return Value \$ 4.990	5.99	1	4.99 /EA	4.99 SN
1	1	EA	1035241	Buy2+SprypntGet\$1/Can PAINT SCRPR CRBN STL 1PK	9.99	1	9.99 /EA	9.99 N
							TAXABLE	0.00
							NON-TAXABLE	19.97
							SUB-TOTAL	19.97
							TAX AMOUNT	0.00
							TOTAL AMOUNT	19.97

** AMOUNT CHARGED TO STORE ACCOUNT ** 19.97

YOU SAVED:2.00

X
 Received By

(SPIKES, ADAM)

REMITTANCE

CLOSING DATE : 5/31/26
DUE DATE: 6/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$19.97

NEW BAL: 187.87

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: 5/31/26
DUE DATE : 6/15/26
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
5/ 8/26	428691	3	I	PO # 050826	95.94		95.94
5/14/26	428725	3	I	PO # 051426	13.99		13.99
5/15/26	428731	3	I	PO # 051526	19.97		19.97
5/19/26	428753	3	I	PO # 51926	24.99		24.99
5/29/26	428823	3	I	PO # 052926	32.98		32.98
PAYMENT	SUMMARY			CHECK 7663 5/14/26 CHECK 7662 5/15/26 CHECK 7661 5/15/26		29.15 79.98 213.55	

CURRENT 187.87	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 187.87
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

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 6.1.2026
By Kevin McKendree

Kevin McKendree

RECEIVED
JUN 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.

C/S

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

PAGE NO: 1

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

CUSTOMER NO: 365050
JOB NO: 000
PURCHASE ORDER: 51926

REFERENCE:
PO # 51926

TERMS:
NET 15TH

CLERK:
FSW3

DATE / TIME:
5/19/26 10:59

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

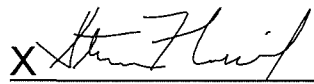
REWARD NO:19820227380

INVOICE: 428753/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	5139316	CABLE COMBINATION 3/8X5'	24.99	1	24.99 /EA	24.99 N
							TAXABLE	0.00
							NON-TAXABLE	24.99
							SUB-TOTAL	24.99
							TAX AMOUNT	0.00
							TOTAL AMOUNT	24.99

** AMOUNT CHARGED TO STORE ACCOUNT **

24.99

X 
Received By

(CASSIDY, STEVE)

REMITTANCE

CLOSING DATE : 5/31/26
DUE DATE: 6/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$24.99

NEW BAL: 187.87

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: 5/31/26
DUE DATE : 6/15/26
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
5/ 8/26	428691	3	I	PO # 050826	95.94		95.94
5/14/26	428725	3	I	PO # 051426	13.99		13.99
5/15/26	428731	3	I	PO # 051526	19.97		19.97
5/19/26	428753	3	I	PO # 51926	24.99		24.99
5/29/26	428823	3	I	PO # 052926	32.98		32.98
PAYMENT	SUMMARY			CHECK 7663 5/14/26 CHECK 7662 5/15/26 CHECK 7661 5/15/26		29.15 79.98 213.55	

CURRENT 187.87	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 187.87
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

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 6.1.2026
By Kevin McKendree

Kevin McKendree

RECEIVED
JUN 01 2026

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: 052926

REFERENCE:
PO # 052926

TERMS:
NET 15TH

CLERK:
BLB3

DATE / TIME:
5/29/26 10:44

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: 428823/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	23307	BLADE DISP UTIL KNIFE100	14.99	1	14.99 /EA	14.99 N
1	1	EA	5333356	ANCHOR HOL WALL3/16 CD15	17.99	1	17.99 /EA	17.99 N
							TAXABLE	0.00
							NON-TAXABLE	32.98
							SUB-TOTAL	32.98
							TAX AMOUNT	0.00
							TOTAL AMOUNT	32.98

** AMOUNT CHARGED TO STORE ACCOUNT **

32.98

X 
Received By

(SPIKES, ADAM)

REMITTANCE

CLOSING DATE : 5/31/26
DUE DATE: 6/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$32.98

NEW BAL: 187.87

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: 5/31/26
DUE DATE : 6/15/26
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
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5/15/26	428731	3	I	PO # 051526	19.97		19.97
5/19/26	428753	3	I	PO # 51926	24.99		24.99
5/29/26	428823	3	I	PO # 052926	32.98		32.98
PAYMENT	SUMMARY			CHECK 7663 5/14/26 CHECK 7662 5/15/26 CHECK 7661 5/15/26		29.15 79.98 213.55	

CURRENT 187.87	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 187.87
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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 6.1.2026
By Kevin McKendree

Kevin McKendree

RECEIVED
JUN 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.

C/S



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

Invoice

Date
Invoice#

6/1/2026
131295635473

Terms	Net 20
Due Date	6/21/2026
PO #	

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

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

OUR REMITTANCE ADDRESS HAS CHANGED. Physical payments will only be received at 1707 Townhurst Dr, Houston, TX 77043. Payments sent to any other address may experience delays. LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

Item	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	\$2,707.80
WM-XPC Upgrade	XPC System Upgrade	1	ea	\$50.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$67.70

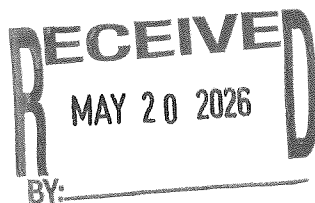
Subtotal \$2,825.50

Tax \$0.00

Total \$2,825.50

Amount Paid/Credit Applied \$0.00

Balance Due \$2,825.50



[Click Here to Pay Now](#)



Approved RECDD
Submitted to AP 5.20.2026
By Kevin McKendree

Kevin McKendree



131295635473



Quills Tree Services

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

C/S

RECIPIENT:

Rivers Edge

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

Invoice #372

Issued May 28, 2026

Due Jun 12, 2026

Total \$800.00

SERVICE ADDRESS:

140 Landing Street
St Johns, Florida 32259

For Services Rendered

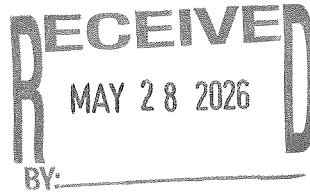
Product/Service	Description	Qty.	Unit Price	Total
Customer Responsibilities	• Ensure Accessibility: All trees scheduled for trimming or removal must be accessible by Quill's Tree Services equipment and personnel. An area equivalent to or greater than the height of the tree being serviced must be cleared of all vehicles and movable objects to prevent potential damage from falling debris. • Subterranean Fixtures Mapping: Prior to commencing any work, ensure that all subterranean fixtures (such as pipes, cables, etc.) are marked on a map and provided to Quill's Tree Services. This is particularly crucial if stump grinding services are requested, as it ensures the safety of underground utilities. • Authorized Representative on Site: An authorized representative with the authority to sign on behalf of the property owner must be present to sign off on completed work while the crew is still on site. This helps ensure that all parties are in agreement before the crew departs.	1	\$0.00	\$0.00
Tree Removal	Remove a total of three failing and hazardous pine trees in the vicinity of the Riverhouse. Two are located near the water slide in the parking lot and the third is over by the soccer field. All marked with orange tape.	3	\$0.00	\$0.00
Stump Grinding	Grind the stumps resulting from the three pine removals.	3	\$0.00	\$0.00



Quills Tree Services

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

Product/Service	Description	Qty.	Unit Price	Total
Haul Debris	We will ensure the removal of organic debris from the job site (excluding any chips resulting from stump grinding, if applicable). **Debris will be cleared from the job site within 24 hours of project completion.**	1	\$800.00	\$800.00



Approved RECDD
Submitted to AP 5.28.2026
By Kevin McKendree

Kevin McKendree

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

Total **\$800.00**

Invoice #6194

 SONITROL OF NORTH CENTRAL FLORIDA



RIVERTOWN

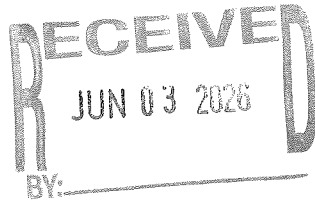
Access Code



064WC001BNXY



Due Date: Jun 1st 2026



Balance (USD): \$208.67

*****THIS INVOICE HAS BEEN CANCELLED*****

Return Policy:
MERCHANT DISCRETION



C/S

Invoice

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

Invoice # 432750
Date 05/31/2026
Terms Net 30
Due Date 06/30/2026
Memo Billable Mileage split

Bill To

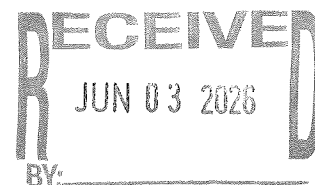
Rivers Edge C.D.D.
c/o GMS, LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Billable Mileage split in 3	1	124.60	124.60

Total 124.60

Corbin deNagy

6/3/2026



Vesta Mileage Report

Name: *Kevin McKendree*

Month

May-26

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
5/1	Daily mileage	Rivertown	Rivertown	38.5	Riversedge CDD		38.5
5/4	Daily mileage	Rivertown	Rivertown	67.9	iversedge CDD		67.9
5/5	Daily mileage	Rivertown	Rivertown	52.2	iversedge CDD		52.2
5/6	Daily mileage	Rivertown	Rivertown	33.5	Riversedge CDD		33.5
5/7	Daily mileage	Rivertown	Rivertown	40	iversedge CDD		40
5/18	Daily mileage	Rivertown	Rivertown	64.3	iversedge CDD		64.3
5/19	Daily mileage	Rivertown	Rivertown	47.3	iversedge CDD		47.3
5/20	Daily mileage	Rivertown	Rivertown	45.2	iversedge CDD		45.2
5/21	Daily mileage	Rivertown	Rivertown	51.1	iversedge CDD		51.1
5/22	Daily mileage	Rivertown	Rivertown	19.3	iversedge CDD		19.3
5/26	Daily mileage	Rivertown	Rivertown	59.8	iversedge CDD		59.8
5/27	Daily mileage	Rivertown	Rivertown	47.2	iversedge CDD		47.2
5/28	Daily mileage	Rivertown	Rivertown	43.8	iversedge CDD		43.8
5/29	Daily mileage	Rivertown	Rivertown	34.4	iversedge CDD		34.4
						Total Mileage	645
						Reimbursement Rate	\$0.580
						Total Reimbursement	\$373.81
						Date Submitted in Paycom	6/1/26

\$124.60



Invoice

C/S

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

Invoice # 432537
Date 06/01/2026
Terms Net 30
Due Date 07/01/2026
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

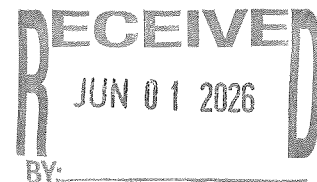
Description	Quantity	Rate	Amount
General manager services	1	4,075.93	4,075.93
Field Ops	1	3,435.82	3,435.82
Lifestyle services	1	3,778.47	3,778.47
Guest services	1	4,435.64	4,435.64
Maintenance services	1	9,099.03	9,099.03
Janitorial services	1	2,895.68	2,895.68
Amenity Manager	1	4,922.01	4,922.01

Thank you for your business.

Total 32,642.58

Corbin deNagy

6/1/2026





INVOICE
1315946
INVOICE DATE
05/28/2026

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
859184	REC0147		NET 30	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
1.00	NFPA 25 Quarterly Sprinkler Inspection	\$100.00	\$100.00

Please reference invoice number on payment. Thank You!

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

Questions Regarding this invoice please contact:

Name: Holly B Bartle
Phone: (904) 268 3030
Email: hbbartle@waynefire.com

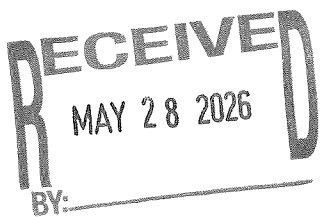
SUBTOTAL:	\$100.00
SALES TAX:	\$0.00
TOTAL:	\$100.00

Remit To:

Wayne Automatic Fire Sprinklers Inc.
PO Box 530740
Atlanta, GA 30353
Phone: (407) 656-3030
Fax: (407) 656-8026

Approved RECDD 1
Submitted to AP 5.28.2026
Submitted by Ken Council

Ken Council



C/S

(Page 1)

PM(P)



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

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

Invoice Number	262247402
Customer Number	C3178876
Invoice Date	05/29/2026
Due Date	06/28/2026
Order Date	03/17/2026
Order Number	S160530291
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
RCPC152BLU	MOP SWINGER LOOP HEAD	1	CT	111.11	111.11

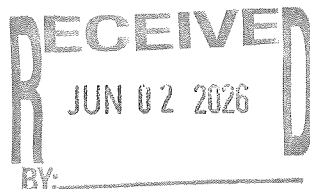
SUBTOTAL: 111.11
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 111.11
Total Due: 111.11

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



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

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



Approved RECDD 1
Submitted to A/P - 06-02-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	262247402
Invoice Date	05/29/2026
Terms	Net 30
Total Due	111.11

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

C31788762622474022622474020000000111110

C/S

(Page 1)

PM(P)



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

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

Invoice Number	262247534
Customer Number	C3178876
Invoice Date	05/29/2026
Due Date	06/28/2026
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

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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
RCPC152BLU	MOP SWINGER LOOP HEAD	1	CT	111.11	111.11

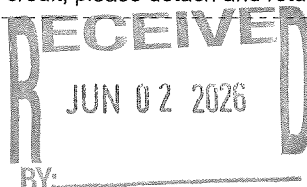
SUBTOTAL: 111.11
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 111.11
Total Due: 111.11

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



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

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



Approved RECDD 1
Submitted to A/P 06-02-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	262247534
Invoice Date	05/29/2026
Terms	Net 30
Total Due	111.11

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

C31788762622475342622475340000000111111



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

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

(Page 1)

PM(P)

Invoice Number	262247563
Customer Number	C3178876
Invoice Date	05/29/2026
Due Date	06/28/2026
Order Date	03/10/2026
Order Number	S160351721
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
RCPC152BLU	MOP SWINGER LOOP HEAD	1	CT	109.88	109.88

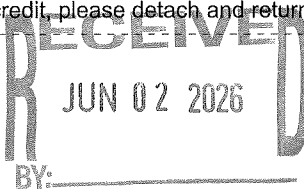
SUBTOTAL: 109.88
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 109.88
Total Due: 109.88

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



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

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



Approved RECDD 1
Submitted to A/P 06-02-26
By Richard Losco

Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	262247563
Invoice Date	05/29/2026
Terms	Net 30
Total Due	109.88

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

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

C31788762622475632622475630000000109886

C/S

(Page 1)

PM(P)



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

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

Invoice Number	262261214
Customer Number	C3178876
Invoice Date	05/29/2026
Due Date	06/28/2026
Order Date	05/28/2026
Order Number	S162298338
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
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	76.72	76.72
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	2	CT	22.48	44.96
HERX7658AK	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	3	CT	76.97	230.91
TCO28600	BAG;WASTE;DOG	1	CT	93.85	93.85
SJN322338	CLEANER,WINDEX GLASS,BE	1	EA	13.70	13.70

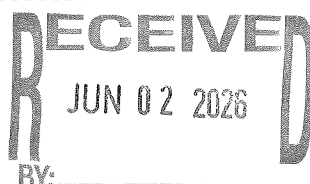
SUBTOTAL: 460.14
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 460.14
Total Due: 460.14

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 06-02-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	262261214
Invoice Date	05/29/2026
Terms	Net 30
Total Due	460.14

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

C31788762622612142622612140000000460143

C/S

Wipes LLC

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



INVOICE

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

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

SHIP DATE 05/28/2026
SHIP VIA UPS

INVOICE 23871
DATE 05/28/2026
TERMS Net 30
DUE DATE 06/27/2026

	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

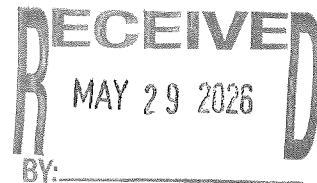
BALANCE DUE

\$465.60

Ways to pay



[View and pay](#)



Approved RECDD 1
Submitted to A/P 05-29-26
By Richard Losco

Richard Losco



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

C/S

INVOICE

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

INVOICE # 4271764676
INVOICE DATE 06/08/2026
SERVICE TICKET # 4271764676
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 015

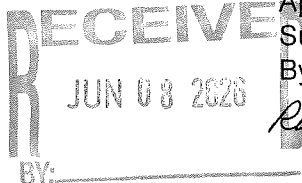
EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	3X5 ACTIVE SCRAPER	04	F	3	11.885	35.66	N
	X10186	4X6 ACTIVE SCRAPER	04	F	2	13.867	27.73	N
	X10189	3X5 XTRAC MAT ONYX	04	F	2	18.817	37.63	N
	X10192	4X6 XTRAC MAT ONYX	04	F	1	23.770	23.77	N
	X10202	3X10 XTRAC MAT ONYX	04	F	1	29.462	29.46	N
SUBTOTAL							154.25	
SERVICE CHARGE							8.82	N
SUBTOTAL							163.07	
TAX							0.00	
TOTAL USD							163.07	

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 10:42 AM 06/08/26
SoldTo# 0021060308 SO# 4271764676
Invoice Total Payment on Account
\$163.07 \$0.00



Approved RECDD 1
Submitted to A/P 06-08-26
By Richard Losco
Richard Losco



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

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

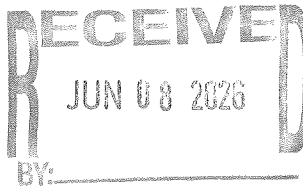
Invoice

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

Invoice # 5339890407
Invoice Date 06/04/2026
Credit Terms NET 30 DAYS
Customer # 10528780
Store# RIVERS EDGE COMMUNITY DEV DISTRICT
Cintas Route LOC #0292 ROUTE 0009
Order # 7064390644
Payer # 10596960

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

Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit 000000000004761083	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	
12221	LIQUID BANDAGE SMALL	1 BAG	\$23.90	\$23.90	
33139	QUIKHEAL F/P BANDAGES MED	1 BOX	\$25.90	\$25.90	
43658	WATERPROOF CLEAR STRIPS	1 BOX	\$19.93	\$19.93	
43659	COMFORT 1/3 STRIP MEDIUM	1 BOX	\$17.27	\$17.27	
50030	ANTISEPTIC WIPES SMALL	1 BAG	\$9.89	\$9.89	
51040	HAND SANITIZER SMALL	1 BAG	\$12.22	\$12.22	
71019	GAUZE PADS 4X4	1 BOX	\$14.04	\$14.04	
82620	ELASTIC ACETYPE BANDAGE 2IN	1 ROL	\$8.83	\$8.83	
101239	FIRST AID CREAM SMALL	1 BAG	\$13.31	\$13.31	
Unit Subtotal:				\$145.29	
Unit 000000000999900999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$25.95	\$25.95	
Unit Subtotal:				\$25.95	
Invoice Sub-total				\$171.24	
Tax				\$0.00	
Invoice Total				\$171.24	



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

Approved RECDD 1
Submitted to A/P 06-08-26
By Richard Losco
Richard Losco

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

Invoice

Material #	Description	Quantity	Unit Price	Ext Price	Tax
------------	-------------	----------	------------	-----------	-----

Note

A handwritten signature in black ink, consisting of stylized, overlapping loops and strokes, likely representing the initials or name of a representative.

C/S

Dryvebox Jacksonville

226 Whisper Rock Dr
Ponte Vedra, FL 32081-0792
Tim.gromacki@dryvebox.com

INVOICE

INVOICE # 1018
DATE: 06/10/2026
DUE DATE: 07/10/2026

TO:

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

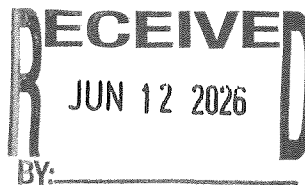
SHIP TO:

Kim Fatuch
140 Landing Street
St. Johns, FL 32259
Phone: 720-285-6311

DATE	SERVICE	DESCRIPTION	QTY	TOTAL
06/13/2026	Services	Father's Day Event (Dryvebox Trailer)	1	\$1,000
06/13/2026	Services	Father's Day Event (Puttr)	1	\$500
SUBTOTAL				\$1,500
SALES TAX				\$0
TOTAL DUE				\$1,500

Make all checks payable to Dryvebox Jacksonville
If you have any questions concerning this invoice, Contact Tim Gromacki at tim.gromacki@dryvebox.com

THANK YOU FOR YOUR BUSINESS!



Approved CDD I
Submitted to AP on 6.11.26
by Kimberly Fatuch

Kimberly Fatuch

C/S



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

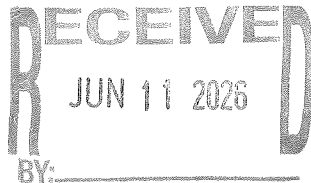
INVOICE NO.	23477484
DATE	06/10/26

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

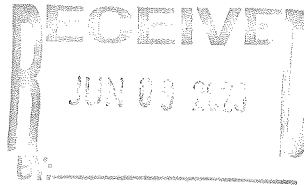
TERMS: Upon Receipt		CUSTOMER NO. 1946	JOB NO. 1946	P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount	
Security Service 05/25/2026-06/07/2026					
Security Officer	104.00	Hours	22.97	2,388.88	
Security Officer - Holiday	8.00	Hours	32.50	260.00	
Mileage	531.00	Per	0.655	347.81	
 Approved RECDD 1 Submitted to A/P 06-11-26 By Richard Losco <i>Richard Losco</i>					
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205					
			Sub-Total	2,996.69	
			Sales Tax		
			TOTAL(\$)	\$2,996.69	

Governmental Management Services, LLC

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

Invoice**Invoice #:** 291**Invoice Date:** 6/1/26**Due Date:** 6/1/26**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 - June 2026		4,670.00	4,670.00
Website Administration - June 2026		146.25	146.25
Information Technology - June 2026		283.92	283.92
Dissemination Agent Services - June 2026		599.75	599.75
Office Supplies		0.72	0.72
Postage		107.41	107.41
Copies		90.00	90.00
Total			\$5,898.05
Payments/Credits			\$0.00
Balance Due			\$5,898.05



INVOICE

Number: INV0022

Date: Jun 4, 2026

BILL TO:

Rivers Edge CDD I

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

INVOICE FROM:

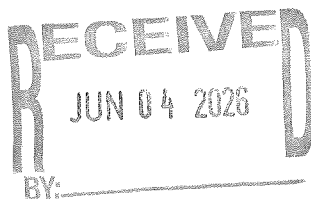
KIKI Landscape Services LLC

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

Description	Quantity	Unit price	Amount
JAPANESE BLUEBERRY 65G	3	\$600.00	\$1,800.00
LABOR AND DISPOSAL	10	\$65.00	\$650.00
SUBTOTAL:			\$2,450.00
TOTAL:			\$2,450.00
PAID:			\$0.00
BALANCE DUE			\$2,450.00

Comments

Remove and replace dead Holly trees and replace it with Japanese Blueberries on the Common area next to 101 Maybeck Dr.



Approved RECDD
Submitted to AP 6.4.2026
By Kevin McKendree

Kevin McKendree

THANK YOU FOR YOUR BUSINESS

C/S



INVOICE

Number: INV0023

Date: Jun 4, 2026

BILL TO:

Rivers Edge CDD I

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

INVOICE FROM:

KIKI Landscape Services LLC

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

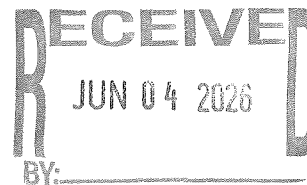
Description	Quantity	Unit price	Amount
JAPANESE BLUEBERRY 65G	3	\$600.00	\$1,800.00
LABOR AND DISPOSAL	10	\$65.00	\$650.00
SUBTOTAL:			\$2,450.00
TOTAL:			\$2,450.00
PAID:			\$0.00
BALANCE DUE			\$2,450.00

Comments

Remove and replace dead Holly trees with Japanese Blueberries on the common area next to 21 Maybeck Dr

Approved RECDD
Submitted to AP 6.4.2026
By Kevin McKendree

Kevin McKendree



THANK YOU FOR YOUR BUSINESS

C/S



INVOICE

Number: INV0024

Date: Jun 4, 2026

BILL TO:

Rivers Edge CDD I

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

INVOICE FROM:

KIKI Landscape Services LLC

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

Description	Quantity	Unit price	Amount
JAPANESE BLUEBERRY 65G	3	\$600.00	\$1,800.00
LABOR AND DISPOSAL	10	\$65.00	\$650.00
SUBTOTAL:			\$2,450.00
TOTAL:			\$2,450.00
PAID:			\$0.00
BALANCE DUE			\$2,450.00

Comments

Remove and replace dead Holly trees at the common area next to 193 Vicksburg Dr.

Approved RECDD
Submitted to AP 6.4.2026
By Kevin McKendree

Kevin McKendree



THANK YOU FOR YOUR BUSINESS



C/S

Invoice

Invoice # 432781
Date 05/31/2026
Terms Net 30
Due Date 06/30/2026
Memo Lifeguard Hours

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

Bill To

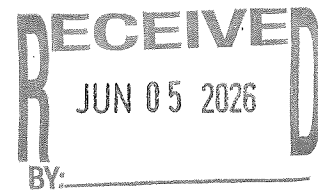
Rivers Edge C.D.D.
c/o GMS, LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Lifeguard hours May	238.36	21.40	5,100.90

Thank you for your business.

Total 5,100.90*Corbin deNagy*

6/5/2026





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

Billable Services Invoice

Invoice: 4.26.2026 – 5.25.2026

Date: 5.28.2026

To:

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

For:

Non-contractual Billable
ServicesLifeguard Hours

DESCRIPTION	HOURS	RATE	AMOUNT
April 26 th – May 25th	238.36	\$21.40	\$5100.90
TOTAL			\$5100.90

Thank you for your business!





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

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

(Page 1)

PM(P)

Invoice Number	262352943
Customer Number	C3178876
Invoice Date	06/03/2026
Due Date	07/03/2026
Order Date	06/02/2026
Order Number	S162409839
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
HERX7658AK	LINER,REPRO,38X58,1.5ML,BK 100/CT	2	CT	76.97	153.94
RCPC152BLU	MOP SWINGER LOOP HEAD	1	CT	111.11	111.11
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	2	CT	22.48	44.96
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	39.93	39.93
HERX6639AK	LINER,REPRO,33X39 1.5ML,BK 100/CT	2	CT	68.59	137.18
TCO28600	BAG,WASTE,DOG	2	CT	93.85	187.70

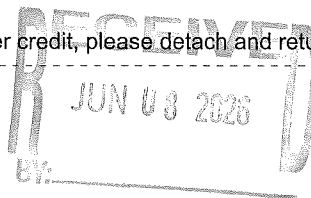
SUBTOTAL: 674.82
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 674.82
Total Due: 674.82

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



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

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



Approved RECDD 1
Submitted to A/P 06-08-26
By Richard Losco

Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	262352943
Invoice Date	06/03/2026
Terms	Net 30
Total Due	674.82

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

C31788762623529432623529430000000674821

C/S



INVOICE

INVOICE #	INVOICE DATE
1177123	5/20/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

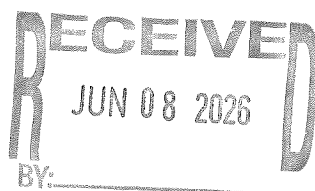
Address: 475 West Town Place Suite 114
St. Augustine, FL 32092

Invoice Due Date: June 19, 2026

Invoice Amount: \$1,050.00

Description	Current Amount
Arbor Jet injections of 6 pine trees by River House	
Arbor Injection	\$1,050.00

Invoice Total **\$1,050.00**



Approved RECDD 1
Submitted to A/P 06-08-26
By Richard Losco

Richard Losco

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

C/S



INVOICE

INVOICE #	INVOICE DATE
1182327	5/31/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

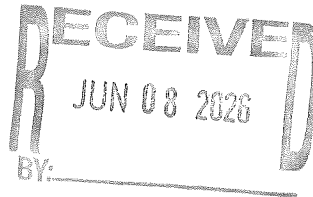
Property Name: Rivers Edge CDD I

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

Invoice Due Date: June 30, 2026

Invoice Amount: \$1,115.00

Description	Current Amount
Arbor Jet injections of 6 pines located right side of River House	
Arbor Injection	\$1,115.00



Invoice Total \$1,115.00

Approved RECDD 1
Submitted to A/P 06-08-26
By Richard Losco
Richard Losco

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

C/S



INVOICE

INVOICE #	INVOICE DATE
1182328	5/31/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

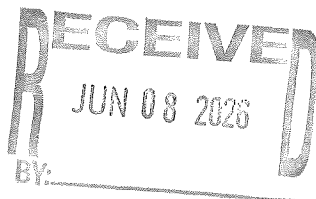
Address: 475 West Town Place Suite 114
St. Augustine, FL 32092

Invoice Due Date: June 30, 2026

Invoice Amount: \$776.70

Description	Current Amount
May irrigation repairs-2026*****484 Indian Grass*****	
Irrigation Repairs	\$776.70

Invoice Total **\$776.70**



Approved RECDD 1
Submitted to A/P 06-08-26
By Richard Losco
Richard Losco

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



COMPLETED WORK

W. O. #	cdd1
NAME	RIVER TOWN
ADDRESS	484 indian grass dr
DATE	5/13/2026

#	Bill after inspection		EXTENTION
8	broken 6" spray + nozzles	\$ 11.61	\$ 92.88
2	broken rotor	\$ 22.85	\$ 45.70
4	replace bad solenoid	\$ 84.98	\$ 339.92
8	dby	\$ 2.40	\$ 19.20
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 497.70

DATE	DESCRIPTION	HOURS	RATE	TOTAL
5/13/2026	tech	3	\$ 93.00	\$ 279.00
				\$ -
				\$ -
				\$ -
				\$ 279.00

COMMENTS :replace bad solenoid on zone 28,30,37,and 38
zone 28 and 30 replace bad solenid one on the left side and one on right side
of indian grass dr and box camp dr next to maill box
zone 37 and 38 replace bad solenoid one on left side and one on right side
of indian grass dr and cabot pl

	MATERIALS	\$ 497.70
	LABOR & RENTAL	\$ 279.00
TOTAL		\$ 776.70

DATE COMPLETED 5/13/26	TECHNICIAN davon albert	CLIENT
------------------------	-------------------------	--------

C15



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1182329	5/31/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

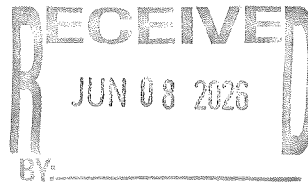
Property Name: Rivers Edge CDD I

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

Invoice Due Date: June 30, 2026

Invoice Amount: \$132.37

Description	Current Amount
May irrigation repairs-2026*****Main St. round about***** Irrigation Repairs	\$132.37



Invoice Total **\$132.37**

Approved RECDD 1
Submitted to A/P 06-08-26
By Richard Losco
Richard Losco

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

DATE COMPLETED 5/20/26 TECHNICIAN DAVON ALBERT CLIENT

C/S



INVOICE

INVOICE #	INVOICE DATE
1182330	5/31/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

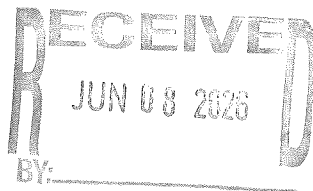
Property Name: Rivers Edge CDD I

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

Invoice Due Date: June 30, 2026

Invoice Amount: \$176.94

Description	Current Amount
May irrigation repairs-2026*****Rivertown Main St.***** Irrigation Repairs	\$176.94



Invoice Total \$176.94

Approved RECDD 1
S-submitted to A/P 06-08-26
By Richard Losco
Richard Losco

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



COMPLETED WORK

W. O. #	CDD 1
NAME	RIVER TOWON
ADDRESS	rivertown main st
DATE	5/22/2026

#	work oder		EXTENTION
5	repair broken 6" spray head + nozzless	\$ 11.61	\$ 58.05
1	repair broken rotor	\$ 22.85	\$ 22.85
1	repair broken lateral fitting 3/4 x 1/2" street ell	\$ 3.04	\$3.04
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 83.94

DATE	DESCRIPTION	HOURS	RATE	TOTAL
5/22/2026	tech	1	\$ 93.00	\$ 93.00
				\$ -
				\$ -
				\$ -
				\$ 93.00

COMMENTS :work oder

BROKEN SPRAYS AND ROTOR BETWEEN LONGLEAF ENTRANCE AND
KENDALL CROSSING DR

	MATERIALS	\$ 83.94
	LABOR & RENTAL	\$ 93.00
TOTAL		\$ 176.94

DATE COMPLETE 5/22/26

TECHNICIAN davon albert

CLIENT

C/S



INVOICE

INVOICE #	INVOICE DATE
1182331	5/31/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

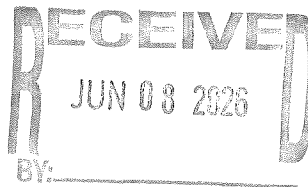
Property Name: Rivers Edge CDD I

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

Invoice Due Date: June 30, 2026

Invoice Amount: \$758.03

Description	Current Amount
May irrigation repairs-2026*****North Lake***** Irrigation Repairs	\$758.03



Invoice Total **\$758.03**

Approved RECDD 1
Submitted to A/P 06-08-26
By Richard Losco
Richard Losco

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



COMPLETED WORK

W. O. # north lake
 NAME RIVER TOWN
 ADDRESS rawlings dr
 DATE 5/26/2026
 cdd 1

#			EXTENTION
1	replace broken 2" PEB rain bird valve	\$ 394.01	\$ 394.01
1	ball valve	\$ 12.00	\$ 12.00
2	2" MA	\$ 3.72	\$ 7.44
1	2" slip fix	\$ 49.72	\$ 49.72
2	dby	\$ 2.40	\$ 4.80
2	dbr/y	\$ 5.53	\$ 11.06
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 479.03

DATE	DESCRIPTION	HOURS	RATE	TOTAL
5/26/2026	tech	3	\$ 93.00	\$ 279.00
				\$ -
				\$ -
				\$ -
				\$ 279.00

COMMENTS :north lake work oder
 cdd 1

	MATERIALS	\$ 479.03
	LABOR & RENTAL	\$ 279.00
	TOTAL	\$ 758.03

DATE COMPLETED 5/26/26 TECHNICIAN CLIENT

C/S



INVOICE

INVOICE #	INVOICE DATE
1190309	6/3/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. 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: July 3, 2026

Invoice Amount: \$1,034.75

Description	Current Amount
May irrigation repairs-2026*****North Lake***** Irrigation Repairs	\$1,034.75

Invoice Total **\$1,034.75**

Approved RECDD 1
Submitted to A/P 06-08-26
By Richard Losco

Richard Losco

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

CLIENT

C/S



INVOICE

INVOICE #	INVOICE DATE
1187523	6/1/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

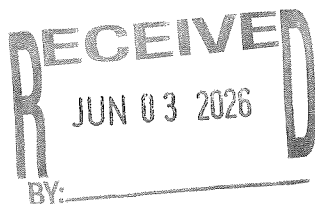
Property Name: Rivers Edge CDD I

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

Invoice Due Date: July 1, 2026

Invoice Amount: \$91,599.75

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



Invoice Total **\$91,599.75**

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

Richard Losco

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

C/S



INVOICE

INVOICE #	INVOICE DATE
1190308	6/3/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

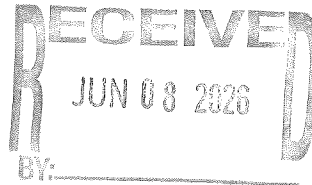
Property Name: Rivers Edge CDD I

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

Invoice Due Date: July 3, 2026

Invoice Amount: \$158.33

Description	Current Amount
May irrigation repairs-2026*****SR 13 Main Entrance***** Irrigation Repairs	\$158.33



Invoice Total \$158.33

Approved RECDD 1
Submitted to A/P 06-08-26
By Richard Losco
Richard Losco

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



COMPLETED WORK

W. O. #	cdd 1
NAME	RIVER TOWN
ADDRESS	US 13 main entrance
DATE	5/19/2026

#			EXTENTION
1	broken rotor	\$ 22.85	\$ 22.85
3	broken and clog nozzles	\$ 2.55	\$ 7.65
3	broken 6" sprays + nozzles	\$ 11.61	\$ 34.83
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 65.33

DATE	DESCRIPTION	HOURS	RATE	TOTAL
5/19/2026	tech	1	\$ 93.00	\$ 93.00
				\$ -
				\$ -
				\$ -
				\$ 93.00

COMMENTS :bill after irrigation inspection

	MATERIALS	\$ 65.33
	LABOR & RENTAL	\$ 93.00
TOTAL		\$ 158.33

DATE COMPLETED 5/19/26	TECHNICIAN davon albert	CLIENT
------------------------	-------------------------	--------

C15

INVOICE

Baker Pools Inc.

11250 Old St Augustine Rd Ste 15-344
Jacksonville, FL 322571088

bakerpool@yahoo.com

+1 (904) 367-3960



Bill to

Rivers Edge CDD
Rivers Edge CDD1
475 West Town Place
St. Augustine, Florida 32092
USA

Ship to

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

Invoice details

Invoice no.: 1065

Terms: Net 15

Invoice date: 06/19/2026

Due date: 07/04/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Services	Supply & install (1) 15 HP Replacement motor to the Riverhouse Family pool main circulation pump.	1	\$7,800.00	\$7,800.00

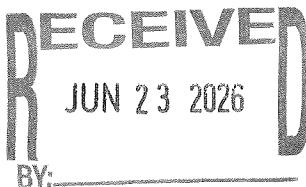
Ways to pay

BANK

View and pay

Total

\$7,800.00



Approved RECDD
Submitted to AP 6.23.2026
By Kevin McKendree

Kevin McKendree

C/S

Dolphin Backflow, Inc.

Plumbing Contractor

P. O. Box 2591
Orange Park, FL 32067-2591
www.dolphinbackflow.com

Phone: (904) 269-5489 FAX (904) 215-6025

Invoice

Plumbing CFC1428994
Underground Utilities: CUC 1224448
Fire Protection: FPC11-000004

BILL TO

Rivers Edge CDD
C/O GMS
475 West Town Place
Suite 114
St. Augustine, FL 32092

DATE	INVOICE #
6/8/2026	48368

P.O. NO.	TERMS
	Due on receipt

WE SEND INSPECTION REPORT TO UTILITY

DESCRIPTION	QUANTITY	PRICE	AMOUNT
Inspection and Certification of Backflow Preventer: Rivers Edge, 234 Perdido Street, St Johns, FL 32259	1	45.00	45.00
Wilkins RP 1.0" Model: 975XL3 SN: ALA78910 Meter #81855994 - Irrigation			
JEA Report Submission Fee Account #8885666288	1	4.50	4.50
RECEIVED JUN 24 2026 BY: _____ Approved RECDD I Submitted to AP on 6.24.2026 by Jason Davidson <i>Jason Davidson</i>			
EMAIL ADDRESS OR TEXT NUMBER NEEDED FOR CREDIT CARD RECEIPTS			
We Accept Visa, Mastercard, AMX, Discover		BALAN...	\$49.50
Credit Card #	Exp. CVV Billing Zip Code		
A 10% fee will be charged on all invoices unpaid after 60 days.			
Thank you for your continued business.			

*Insulation not guaranteed to protect against all freeze damage.



Environmental Services
Cross Connection Control
21 W. Church St. T-8
Jacksonville, FL 32202

BACKFLOW PREVENTER TEST REPORT

Name of premises (company, person) <u>Rivers Edge</u>		Owner or agent's name	
Service address <u>St. Johns, FL 32259</u> <u>234 Perolida St.</u>		Mailing address	
Physical location of device <u>Front of Garden</u>		Contact phone number <u>404.616.1888</u>	
JEA account number (required) <u>8885666788</u>		Meter number (required) <u>81855994</u>	
Commercial test purpose ☒ Annual ☐ Repair ☐ Replacement ☐ New Installation Commercial service type ☐ Fire ☒ Irrigation ☐ Process/Isolation ☐ Potable ☐ Fire bypass ☐ Is reclaimed water supplied? ☐ Yes ☒ No			
Residential test purpose ☐ Annual ☐ Repair ☐ Replacement ☐ New Installation Residential service type ☐ Potable ☐ Irrigation / Is reclaimed water supplied? ☐ Yes ☐ No			
Device type <u>RP</u>	Manufacturer <u>Wilkins</u>	Size <u>1.0</u>	Model Number <u>975XL3</u>
Serial Number <u>ALA78910</u>		Installation date	
INITIAL TEST	Check valve #1 ☒ Closed tight at <u>0.2</u> psi ☐ Leaked	Check valve #2 ☒ Closed tight at <u>2.4</u> psi ☐ Leaked	Differential pressure relief valve ☒ Opened at <u>2.0</u> lbs reduced pressure ☐ Did not open
	Pressure vacuum breaker ☐ Air inlet opened at ____ psi ☐ Did not open		
FINAL TEST	☐ Closed tight at ____ psi	☐ Closed tight at ____ psi	☐ Opened at ____ lbs reduced pressure ☐ Satisfactory
Repairs/unusual installation conditions/replacement details: <u>Previous BFP SN # AB63120 Replaced by others</u>			

Please print/type information below

Initial test performed by <u>Cory Boehnke</u>	Company name <u>Dolphin Backflow</u>	BFDT certificate number <u>PR-15130</u>	Test Date <u>6-3-26</u>
Repaired by	Company name	BFDT certificate number	Repaired Date
Final test performed by <u>Cory Boehnke</u>	Company name <u>Dolphin Backflow</u>	BFDT certificate number <u>PR-15130</u>	Test Date <u>6-3-26</u>
PASS/FAIL CERTIFICATION I hereby certify the assembly described above ☒ passed / ☐ failed and supportive data is accurate. Signature <u>Cory Boehnke</u> Date <u>6-3-26</u>			

C/S

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
6/12/2026	47211

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

Location
Riverhouse Fitness Center 140 Landing Street St. Johns, Florida 32259

P.O. No.	Terms
Ken Council	Due on receipt

Quantity	Description	Rate	Amount
1	Replacement of Fire Alarm devices due to bad components that could not be obtained anymore. Tested all devices and verified signals at central station. Had to replace both duct detectors due to units not being compatible. Verified AHU shutdowns upon testing of duct detectors. All work done per approved proposal. Duct Detectors additional.	4,975.00	4,975.00

RECEIVED
JUN 16 2026

Thank you for your business.

BY: _____

Approved RECDD 1
Submitted to A/P 6.16.2026
Submitted by Ken Council

Ken Council

Subtotal	\$4,975.00
Sales Tax (7.5%)	\$0.00
Total	\$4,975.00
Payments/Credits	\$0.00
Balance Due	\$4,975.00

C/S

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
6/12/2026	47213

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

Location
Riverhouse Fitness Center 140 Landing Street St. Johns, Florida 32259

P.O. No.	Terms
Ken Council	Due on receipt

Quantity	Description	Rate	Amount
2	Firelite Addressable Duct Detectors for AHU #1 andf AHU #2	375.00	750.00

RECEIVED
JUN 16 2026
BY: _____

Thank you for your business.	Subtotal	\$750.00
	Sales Tax (7.5%)	\$0.00
	Total	\$750.00
	Payments/Credits	\$0.00
	Balance Due	\$750.00

Approved RECDD 1
Submitted to A/P 6.16.2026
Submitted by Ken Council
Ken Council

Dynamic Security Professionals, Inc.

Invoice

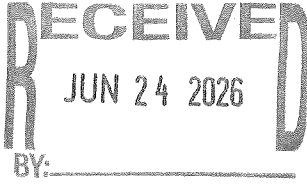
P.O. Box 23861
 Jacksonville, FL 32241
 EF0001108

Date	Invoice #
6/24/2026	47446

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

Location
160 Riverglade Run St. Johns, Florida 32259

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Security System Via Starlink Cellular for 3rd Quarter	35.00	105.00
			

Thank you for your business.

Subtotal	\$105.00
-----------------	----------

Sales Tax (6.5%)	\$0.00
-------------------------	--------

Total	\$105.00
--------------	----------

Payments/Credits	\$0.00
-------------------------	--------

Balance Due	\$105.00
--------------------	----------

Approved RECDD 1
 Submitted to A/P 6.24.2026
 Submitted by Ken Council
Ken Council

C/S

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
 Jacksonville, FL 32241
 EF0001108

Date	Invoice #
6/24/2026	47447

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

Location
Riverhouse Fitness Center 140 Landing Street St. Johns, Florida 32259

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Fire Alarm System Via Starlink Cellular for 3rd Quarter	75.00	225.00

RECEIVED
 JUN 24 2026
 BY: _____

		Subtotal	\$225.00
		Sales Tax (7.5%)	\$0.00
		Total	\$225.00
		Payments/Credits	\$0.00
		Balance Due	\$225.00

Approved RECDD 1
 Submitted to A/P 6.24.2026
 Submitted by Ken Council
Ken Council

C/S

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
6/24/2026	47448

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

Location
Riverhouse Clubhouse 156 Landing Street St. Johns, Florida 32259

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Fire Alarm System Via Starlink Cellular for 3rd Quarter	75.00	225.00
RECEIVED JUN 24 2026 BY: _____			

Thank you for your business.

Approved RECDD 1
Submitted to A/P 6.24.2026
Submitted by Ken Council
Ken Council

Subtotal	\$225.00
Sales Tax (6.5%)	\$0.00
Total	\$225.00
Payments/Credits	\$0.00
Balance Due	\$225.00

C/S

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
 Jacksonville, FL 32241
 EF0001108

Date	Invoice #
6/24/2026	47449

Bill To
Rivers Edge CDD III 1175 West Town Place Suite 114 St. Augustine, FL 32092

Location
RiverLodge Amenity and Airnasium 100/110 Grand Verde Drive St. Johns, Florida 32259

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Fitness Center Fire Alarm Via Starlink Cellular for 3rd Quarter	75.00	225.00
3	Quarterly Monitoring of Airnasium Fire Alarm System Via Starlink Cellular for 3rd Quarter	75.00	225.00

Thank you for your business.

Subtotal**Sales Tax (6.5%)****Total****Payments/Credits****Balance Due**

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
6/24/2026	47449

Bill To
Rivers Edge CDD III 1175 West Town Place Suite 114 St. Augustine, FL 32092

Location
RiverLodge Amenity and Airnasium 100/110 Grand Verde Drive St. Johns, Florida 32259

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Fitness/Airnasium Security System Via Starlink Cellular for 3rd Quarter	35.00	105.00
RECEIVED JUN 24 2026 BY: _____			

Thank you for your business.

Subtotal	\$555.00
Sales Tax (6.5%)	\$0.00
Total	\$555.00
Payments/Credits	\$0.00
Balance Due	\$555.00



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 # 15215
Date: 06/15/2026
Due On: 07/15/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$5,695.80	) - (\$0.00	) = \$5,695.80

RECDD-01

Rivers Edge CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MGH	05/01/2026	Prepare for and attend agenda planning call with District staff.	0.60	\$295.00	100.0%	\$0.00
Service	LG	05/01/2026	Attend agenda planning call; review draft agenda and send revisions; prepare change order to Crown Pools contract.	1.10	\$350.00	-	\$385.00
Service	LG	05/04/2026	Research access request from Amazing Explorers Academy.	0.40	\$350.00	-	\$140.00
Service	LG	05/04/2026	Confirm revised schedule for landscape RFP.	0.10	\$350.00	-	\$35.00
Service	LG	05/05/2026	Advise regarding access to daycare property from Bee Balm Lane; confer with staff regarding change orders for pool project.	0.30	\$350.00	-	\$105.00

Service	LG	05/06/2026	Prepare change order #3 for pool repair contract.	0.40	\$350.00	-	\$140.00
Service	LG	05/08/2026	Confer with District Manager regarding procedures for renter amenity access.	0.30	\$350.00	-	\$105.00
Service	LG	05/11/2026	Update RFP ad for re-bid; update pool project change orders; confer with district staff regarding project closeout.	0.60	\$350.00	-	\$210.00
Service	MGH	05/12/2026	Prepare and transmit resolution adopting Resident Club Fee for upcoming Board meeting and public hearing on same; review District Manager feedback on policy definitions and Patron/Access Card policies.	0.40	\$295.00	-	\$118.00
Service	MGH	05/13/2026	Further prepare, revise, and transmit FY27 budget approval resolution options.	0.30	\$295.00	-	\$88.50
Service	LG	05/13/2026	Advise regarding documents needed for agenda.	0.10	\$350.00	-	\$35.00
Service	LG	05/15/2026	Answer supervisor question regarding boundary amendment; review agenda and prepare for board meeting.	1.00	\$350.00	-	\$350.00
Service	LG	05/17/2026	Review and provide comments to FY25 audit.	0.50	\$350.00	-	\$175.00
Service	LG	05/18/2026	Analyze plat easements re AT&T access request.	1.00	\$350.00	-	\$350.00
Service	MGH	05/20/2026	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting.	1.10	\$295.00	-	\$324.50
Service	LG	05/20/2026	Analyze status of pool project closeout steps, Mattamy boundary	1.00	\$350.00	-	\$350.00

			amendment request and pond request, and landscape RFP rebid process, advise regarding same.				
Service	LG	05/20/2026	Prepare notice of re-bid for landscape RFP.	0.20	\$350.00	-	\$70.00
Service	LG	05/20/2026	Prepare for and attend Board meeting.	1.40	\$350.00	100.0%	\$0.00
Service	MGH	05/20/2026	Prepare for and attend Board meeting.	4.60	\$295.00	-	\$1,357.00
Service	MGH	05/20/2026	Further prepare notice letters to bidders regarding reissuance of landscape and irrigation maintenance RFP.	0.20	\$295.00	-	\$59.00
Expense	KB	05/20/2026	Travel: Mileage - MGH.	54.20	\$0.725	-	\$39.30
Service	MGH	05/21/2026	Confer with District staff regarding golf cart incident at Arbors Park; analyze legal position and potential next steps; analyze overall status of District matters and outline strategy for follow-up legal items following Board meeting; review revised landscape scope document.	0.80	\$295.00	-	\$236.00
Service	LG	05/21/2026	Update landscape RFP project manual for re-bid, review information regarding golf cart damage.	0.70	\$350.00	-	\$245.00
Service	CD	05/21/2026	Review email from District Staff regarding further actions after May meeting; Research District Website regarding August meeting date; Revise Published and Mailed Notices for FY 27 Budget and Affidavit of Mailing; Email Draft Notice to District Staff for review.	0.80	\$190.00	-	\$152.00
Service	LG	05/22/2026	Review and revise mailed and published notices for	0.40	\$350.00	-	\$140.00

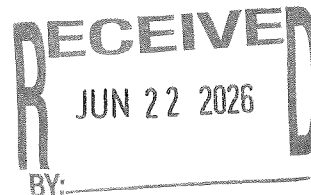
FY27 budget and assessment hearings.							
Service	LG	05/22/2026	Strategize legal approach for action items from board meeting.	0.20	\$350.00	-	\$70.00
Service	CD	05/22/2026	Confer with District Staff; Finalize Mailed and Published Notices of FY 2702 Budgets and Affidavit of Mailing; Email to District Staff and District Manager's office.	0.70	\$190.00	100.0%	\$0.00
Service	MGH	05/22/2026	Further analyze strategy for meeting follow-up items, including agreements and legal correspondence needed; call with District Manager to discuss Arbors golf cart incident and documentation needed.	0.50	\$295.00	-	\$147.50
Service	LG	05/23/2026	Prepare form of addendum for landscape RFP schedule update.	0.10	\$350.00	-	\$35.00
Service	LG	05/27/2026	Prepare final change order for pool project.	0.50	\$350.00	-	\$175.00
Service	MGH	05/27/2026	Review District Manager meeting notes.	0.10	\$295.00	100.0%	\$0.00
Service	MGH	05/29/2026	Follow up regarding backup documentation for Arbors golf cart incident; confer with District staff regarding status of Kompan equipment order.	0.20	\$295.00	-	\$59.00

Line Item Discount Subtotal - \$829.50

Total \$5,695.80

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

Please pay within 30 days.



Corbin deNagy
6/22/2026



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

June 19, 2026

Project No: P0113094.60

Invoice No: 22012557

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 May CDD meeting and preparation of Landscape CDD exhibits.

Professional Services from April 04, 2026 to May 29, 2026

Professional Personnel

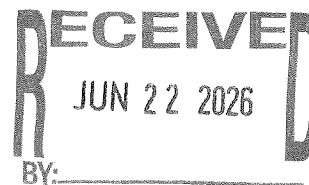
	Hours	Rate	Amount	
Project Director	2.50	235.00	587.50	
Landscape Architect	3.50	150.00	525.00	
Totals	6.00		1,112.50	
Total Labor				1,112.50

Reimbursable Expenses

Travel - Reimbursable - Mileage			37.38	
Travel - Reimbursable- Mileage Client OV			23.52	
Total Reimbursables	1.15 times	60.90		70.04
Total this Invoice				\$1,182.54

Corbin deNagy

6/22/2026



REMITTANCE:

CHECKS: PRIME AEI 13901 Sutton Park Dr. S., Suite 200A, Jacksonville FL 32224I

If paying via ACH or wire, please send a remittance advice to cashreceipt@primeeng.com

C/S

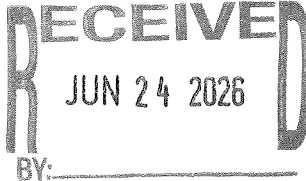
Invoice

Date	Invoice #
6/8/2026	20276

SecureSI

P.O. Box 600947

St. Johns, Florida 32260

Bill To			
Rivers Edge CDD I 475 West Town Pl Suite 114 St. Augustine, FL 32092		P.O. No.	Terms
			Project
Quantity	Description	Rate	Amount
1	Cisco Meraki MX67 1U GbE LTE Security Appliance w / Built-in Modem / 5xGbE RJ-45 (1xWAN) / 1x18W power adapter	329.64	329.64T
1	Cisco Meraki MX67 Advanced Security License and 5-Year Support	1,413.58	1,413.58T
2	10GBASE-SR SFP+ 850nm 300m Duplex LC/UPC MMF Transceiver Module	50.00	100.00T
		0.00	0.00
			

Approved RECDD 1
Submitted to A/P 6.24.2026
Submitted by Ken Council

Ken Council

Phone #	E-mail
904-219-1719	bgreene@securési.net

Total Invoice**\$1,843.22**

C/S

Invoice

Date	Invoice #
6/8/2026	20277

SecureSI
P.O. Box 600947
St. Johns, Florida 32260

Bill To				
Rivers Edge CDD I 475 West Town Pl Suite 114 St. Augustine, Fl. 32092				
		P.O. No.	Terms	Project
Quantity	Description	Rate	Amount	
2	Cisco Wireless 9172 Series Wi-Fi 7 access point	796.79	1,593.58T	
1	Enterprise Cloud Controller Subscription License - 5 year	528.16	528.16T	
		0.00	0.00	
RECEIVED JUN 24 2026				

Approved RECDD 1
Submitted to A/P on 6.24.2026
Submitted by Ken Council
Ken Council

Phone #	E-mail
904-219-1719	bgreene@securési.net

Total Invoice	\$2,121.74
---------------	------------

C/S

Invoice

Date	Invoice #
6/8/2026	20278

SecureSI

P.O. Box 600947

St. Johns, Florida 32260

Bill To		P.O. No.	Terms	Project
Rivers Edge CDD I 475 West Town Pl Suite 114 St. Augustine, Fl. 32092				
Quantity	Description	Rate	Amount	
2	CISCO MERAKI MS130-8P CLD MGD SWITCH	846.75	1,693.50T	
2	5-year Enterprise License & Support for MS130	129.82	259.64T	
1	Enterprise Cloud Controller Subscription License - 5 year	528.16	528.16T	
		0.00	0.00	
RECEIVED JUN 24 2026 BY: _____				

Phone #	E-mail
904-219-1719	bgreene@securesi.net

Approved RECDD 1
Submitted to A/P 6.24.2026
Submitted by Ken Council

Ken Council

Total Invoice	\$2,481.30
----------------------	-------------------

C/S



Turner
Pest Control
turnerpest.com

Turner Pest Control LLC
PO Box 600323
Jacksonville, FL 32260-0323
904-355-5300

Service Slip/Invoice

INVOICE: 622353766
DATE: 06/16/2026
ORDER: 622353766

Bill To: [233943]
Rivers Edge CDD
475 West Town Place
Suite 114
Saint Augustine, FL 32092-3648

Work Location: [233943] 904-679-5523
RiverHouse(RECDD 1)
Richard Losco
140 Landing Street
Saint Johns, FL 32259-8621

Work Date	Time	Target Pest	Technician	Time In
06/16/2026	12:59 PM			12:59 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	06/16/2026		12:59 PM

Service	Description	Price	
CPCM	Commercial Pest Control - Monthly Service	\$232.48	
RECEIVED JUN 18 2026 BY: _____ Approved RECDD 1 Submitted to A/P 06-18-26 By Richard Losco <i>Richard Losco</i>		SUBTOTAL	\$232.48
		TAX	\$0.00
		AMT. PAID	\$0.00
		TOTAL	\$232.48
		AMOUNT DUE	\$232.48
		TECHNICIAN SIGNATURE Addison CUSTOMER SIGNATURE	

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

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

PLEASE PAY FROM THIS INVOICE



Turner
Pest Control
turnerpest.com

Turner Pest Control LLC
PO Box 600323
Jacksonville, FL 32260-0323
904-355-5300

Service Slip/Invoice

INVOICE: 622353865
DATE: 06/16/2026
ORDER: 622353865

Bill To: [233943]
Rivers Edge CDD
475 West Town Place
Suite 114
Saint Augustine, FL 32092-3648

Work Location: [233943] 904-679-5523
RiverHouse(RECDD 1)
Richard Losco
140 Landing Street
Saint Johns, FL 32259-8621

Work Date	Time	Target Pest	Technician	Time In
06/16/2026	12:59 PM			12:59 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	06/16/2026		01:29 PM

Service	Description	Price	
CPCM	Commercial Pest - Flea/Tick Monthly Service	\$398.52	
RECEIVED JUN 18 2026 BY: _____ Approved RECDD 1 Submitted to A/P 06-18-26 By Richard Losco <i>Richard Losco</i>		SUBTOTAL	\$398.52
		TAX	\$0.00
		AMT. PAID	\$0.00
		TOTAL	\$398.52
		AMOUNT DUE	\$398.52
		TECHNICIAN SIGNATURE Addison CUSTOMER SIGNATURE	

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

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

PLEASE PAY FROM THIS INVOICE

C/5

(Page 1)

PM(P)



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

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

Invoice Number	262464960
Customer Number	C3178876
Invoice Date	06/09/2026
Due Date	07/09/2026
Order Date	06/05/2026
Order Number	S162522498
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
WBM21200	PAPER,8.5X11,98BRT,20 LB,WHITE,5000/CT	2	RM	9.99	19.98

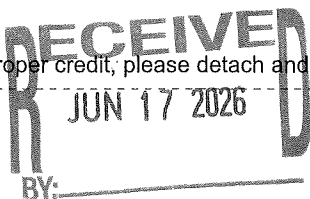
SUBTOTAL: 19.98
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 19.98
Total Due: 19.98

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



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

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



Approved RECDD 1
Submitted to A/P 06-17-26
By Richard Losco

Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	262464960
Invoice Date	06/09/2026
Terms	Net 30
Total Due	19.98

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

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

C31788762624649602624649600000000019987

C15



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

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

(Page 1)

PM(P)

Invoice Number	262500056
Customer Number	C3178876
Invoice Date	06/10/2026
Due Date	07/10/2026
Order Date	06/09/2026
Order Number	S162579316
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.

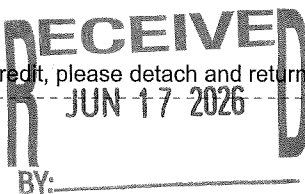
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	3	CT	22.48	67.44
TCO28600	BAG;WASTE;DOG	2	CT	93.85	187.70
CLO30966	CLOROXPRO GERMICIDAL BLEACH, CONCENTRATED, 121 FL OZ	1	EA	13.92	13.92
NWLNEBPGXL	NITRILE EXAM PF GLOVES - BLACK- XLARGE - 5MIL - 100/BX	2	BX	10.99	21.98
HERX7658AK	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	1	CT	76.97	76.97

SUBTOTAL: 368.01
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 368.01
Total Due: 368.01

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



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



Approved RECDD 1
Submitted to A/P 06-17-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	262500056
Invoice Date	06/10/2026
Terms	Net 30
Total Due	368.01

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

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

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

C31788762625000562625000560000000368019

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/18/26	00001	6/18/26 CROWN AP APP 10	202606 600-53800-60000	CROWN POOLS INC.	*	6,769.26	6,769.26 000057
6/18/26	00001	6/18/26 CROWN AP APP 9	202606 600-53800-60000	CROWN POOLS INC.	*	546.00	546.00 000058
6/29/26	00021	1/21/26 10334 GARDENS ASPHALT REPAIRS	202601 600-53800-61000	BURNHAM CONSTRUCTION INC	*	128,066.86	128,066.86 000059
6/29/26	00001	6/17/26 EMER TRI EMER TRIP-ELECTRIC-WATER	202606 600-53800-60000	CROWN POOLS INC.	*	1,019.25	1,019.25 000060
TOTAL FOR BANK B						136,401.37	
TOTAL FOR REGISTER						136,401.37	

River House Pool Repairs Appl #10

(Attach supporting documentation for request.)

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF 2 PAGES

TO OWNER:

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

FROM CONTRACTOR:

Crown Pools, Inc.
3002 Philips Hwy
Jacksonville FL 32207

PROJECT:

River House Pool Repairs
156 Landing Street
St Johns, FL 32259
VIA ARCHITECT:

APPLICATION #: 10

PERIOD TO: 05/31/26

PROJECT NOS:

APPLICATION DATE 5/28/2026

CONTRACT DATE: 03/01/25

Distribution to:

☐ Owner
☐ Const. Mgr
☐ Architect
☐ Contractor

CONTRACT FOR: Swimming Pool

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM \$ 798,412.92
2. Net change by Change Orders \$ 232,411.26
3. CONTRACT SUM TO DATE (Line 1 +/- 2) \$ 1,030,824.18
4. TOTAL COMPLETED & STORED TO DATE \$ 1,030,824.18
(Column G on Continuation Sheet)
5. RETAINAGE:
a. 5.0% of Completed Work \$ 51,202.75
(Columns D+E on Continuation Sheet)
b. 0.0% of Stored Material \$ 0.00
(Column F on Continuation Sheet)
Total Retainage (Line 5a + 5b or
Total in Column 1 of Continuation Sheet \$ 51,202.75
6. TOTAL EARNED LESS RETAINAGE \$ 979,621.43
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) \$ 972,852.17
8. CURRENT PAYMENT DUE \$ 6,769.26
9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 6,769.26

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$225,642.00	
Total approved this Month	\$6,769.26	
TOTALS	\$232,411.26	\$0.00
NET CHANGES by Change Order	\$232,411.26	

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

CONTRACTOR:

By: Brad Corleia

Date: 5/28/26

State of: Florida

County of: Duval

Subscribed and sworn to before
me this 28TH day of MAY, 2026



Notary Public: TERI HOWARD

My Commission expires: 8/5/2027 HH383639

CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 6,769.26

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By:

Date:

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

CONTINUATION SHEET

Page 2 of 2 Pages

ATTACHMENT TO PAY APPLICATION

APPLICATION NUMBER: 9

PROJECT:

APPLICATION DATE: 05/12/26

River House Pool Repairs

PERIOD TO: 5/12/2026

156 Landing Street

ARCHITECT'S PROJECT NO: 0

St. Johns, FL 32259

A	B	C	D	E	F	G	H	I	
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not In D or E)	Total Completed And Stored To Date (D + E + F)	% (G/C)	Balance To Finish (C - G)	Retainage
			From Previous Application (D + E)	This Period					
								5%	
1	MARCITE FUN POOL W/ FLORIDA ROLL OUT GUTTER	161,232.20	161,232.20			161,232.20	100%	0.00	8,061.61
2	TILE FUN POOL	38,095.86	38,095.86			38,095.86	100%	0.00	1,904.79
3	EXPANSION JOINT REPAIR	4,650.24	4,650.24			4,650.24	100%	0.00	232.51
4	NEW LED 12V LIGHT FUN POOL	12,683.00	12,683.00			12,683.00	100%	0.00	634.15
5	MARCITE LAP POOL W/ FLORDIA ROLL OUT GUTTER	150,540.00	150,540.00			150,540.00	100%	0.00	7,527.00
6	TILE LAP POOL	55,954.24	55,954.24			55,954.24	100%	0.00	2,797.71
7	NEW LED 12V LIGHTS LAP POOL	10,146.40	10,146.40			10,146.40	100%	0.00	507.32
8	DIVE BLOCK REPLACEMENT	0.00				0.00	0%	0.00	0.00
9	COPING FUN POOL	26,630.46	26,630.46			26,630.46	100%	0.00	1,331.52
10	COPING LAP POOL	20,547.36	20,547.36			20,547.36	100%	0.00	1,027.37
11	PAVER DECK	284,778.00	284,778.00			284,778.00	100%	0.00	14,238.90
12	TREE REMOVAL	17,500.00	17,500.00			17,500.00	100%	0.00	875.00
13	PAYMENT & PROFORMANCE BOND	15,655.16	15,655.16			15,655.16	100%	0.00	782.76
14	CO#1 EXPANSION JOINT REPAIR	12,500.00	12,500.00			12,500.00	100%	0.00	625.00
15	CO #2 ADD SAND FILTRATION SYSTEM	175,000.00	175,000.00			175,000.00	100%	0.00	8,750.00
16	CO #3 LABOR & MATERIAL FOR (7) RACE LANE DIVIDERS & (14) EXTENSION HOOKS	8,196.00	8,196.00			8,196.00	100%	0.00	409.80
17	CO#5 STARTING PLATFORMS-LAP POOL	9,828.00	9,828.00	0.00		9,828.00	100%	0.00	464.10
18	CO#6 - STEP REPAIR (FUN & LAP POOL)	6,318.00	6,318.00			6,318.00	100%	0.00	315.90
19	CO#7 - REDUCE PLANTER SIZES INCLUDED	0.00	0.00			0.00	0%	0.00	0.00
20	CO#8 - SPEAKERS AND LIGHTING	6,550.00	6,550.00			6,550.00	100%	0.00	327.50
21	CO#9 - DRAINAGE	7,250.00	7,250.00			7,250.00	100%	0.00	362.50
22	CO#10 - ADDITIONAL BOND DUE TO CHANGE ORDERS	6,769.26	0.00			6,769.26	100%	0.00	0.00
	SUBTOTALS PAGE 2	1,030,824.18	1,024,054.92	0.00	0.00	1,030,824.18	100%	0.00	51,202.75

Rivers Edge
COMMUNITY DEVELOPMENT DISTRICT

Capital Reserve Fund

Check Request

Date	Amount	Authorized By
June 18, 2026	\$546.00	Corbin deNagy

Payable to:

Crown Pools, Inc #1 B

Date Check Needed:

Budget Category:

ASAP	034.600.53800.60000
------	---------------------

Intended Use of Funds Requested:

River House Pool Repairs Appl #9

(Attach supporting documentation for request.)

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF 2 PAGES

TO OWNER:

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

FROM CONTRACTOR:

Crown Pools, Inc.
3002 Philips Hwy
Jacksonville FL 32207

PROJECT:

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

APPLICATION #: 9

PERIOD TO: 05/12/26

PROJECT NOS:

APPLICATION DATE 5/12/2026

CONTRACT DATE: 03/01/25

Distribution to:

☐ Owner
☐ Const. Mgr
☐ Architect
☐ Contractor

CONTRACT FOR: Swimming Pool

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM \$ 798,412.92
2. Net change by Change Orders \$ 225,642.00
3. CONTRACT SUM TO DATE (Line 1 +/- 2) \$ 1,024,054.92
4. TOTAL COMPLETED & STORED TO DATE-S \$ 1,024,054.92
(Column G on Continuation Sheet)
5. RETAINAGE:
a. 5.0% of Completed Work \$ 51,202.75
(Columns D+E on Continuation Sheet)
b. 0.0% of Stored Material \$ 0.00
(Column F on Continuation Sheet)
Total Retainage (Line 5a + 5b or
Total in Column 1 of Continuation Sheet \$ 51,202.75
6. TOTAL EARNED LESS RETAINAGE \$ 972,852.17
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) \$ 972,852.17
8. CURRENT PAYMENT DUE \$ 546.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 546.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$225,096.00	
Total approved this Month	\$546.00	
TOTALS	\$225,642.00	\$0.00
NET CHANGES by Change Order	\$225,642.00	

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

CONTRACTOR:

By: Brad Correia

Date: 5/12/26

State of: Florida

County of: Duval

Subscribed and sworn to before me this 12TH day of MAY, 2026



Notary Public: TERI HOWARD

My Commission expires: 8/5/2027 HH383639

CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 546.00

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By:

Date:

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

CONTINUATION SHEET

Page 2 of 2 Pages

ATTACHMENT TO PAY APPLICATION

APPLICATION NUMBER: 9

PROJECT:

APPLICATION DATE: 05/12/26

River House Pool Repairs

PERIOD TO: 5/12/2026

156 Landing Street

ARCHITECT'S PROJECT NO: 0

St. Johns, FL 32259

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not In D or E)	G		H Balance To Finish (C - G)	I Retainage
			From Previous Application (D + E)	This Period		Total Completed And Stored To Date (D + E + F)	% (G/C)		
									5%
1	MARCITE FUN POOL W/ FLORIDA ROLL OUT GUTTER	161,232.20	161,232.20			161,232.20	100%	0.00	8,081.61
2	TILE FUN POOL	38,095.86	38,095.86			38,095.86	100%	0.00	1,904.79
3	EXPANSION JOINT REPAIR	4,650.24	4,650.24			4,650.24	100%	0.00	232.51
4	NEW LED 12V LIGHT FUN POOL	12,683.00	12,683.00			12,683.00	100%	0.00	634.15
5	MARCITE LAP POOL W/ FLORIDA ROLL OUT GUTTER	150,540.00	150,540.00			150,540.00	100%	0.00	7,527.00
6	TILE LAP POOL	55,954.24	55,954.24			55,954.24	100%	0.00	2,797.71
7	NEW LED 12V LIGHTS LAP POOL	10,146.40	10,146.40			10,146.40	100%	0.00	507.32
8	DIVE BLOCK REPLACEMENT	0.00				0.00	0%	0.00	0.00
9	COPING FUN POOL	26,630.46	26,630.46			26,630.46	100%	0.00	1,331.52
10	COPING LAP POOL	20,547.36	20,547.36			20,547.36	100%	0.00	1,027.37
11	PAVER DECK	284,778.00	284,778.00			284,778.00	100%	0.00	14,238.90
12	TREE REMOVAL	17,500.00	17,500.00			17,500.00	100%	0.00	875.00
13	PAYMENT & PROFORMANCE BOND	15,655.16	15,655.16			15,655.16	100%	0.00	782.76
14	CO#1 EXPANSION JOINT REPAIR	12,500.00	12,500.00			12,500.00	100%	0.00	625.00
15	CO #2 ADD SAND FILTRATION SYSTEM	175,000.00	175,000.00			175,000.00	100%	0.00	8,750.00
16	CO #3 LABOR & MATERIAL FOR (7) RACE LANE DIVIDERS & (14) EXTENSION HOOKS	8,196.00	8,196.00			8,196.00	100%	0.00	409.80
17	CO#5 STARTING PLATFORMS-LAP POOL	9,828.00	9,828.00	546.00		9,828.00	100%	0.00	464.10
18	CO#6 - STEP REPAIR (FUN & LAP POOL)	6,318.00	6,318.00			6,318.00	100%	0.00	315.90
19	CO#7 - REDUCE PLANTER SIZES INCLUDED	0.00	0.00			0.00	0%	0.00	0.00
20	CO#8 - SPEAKERS AND LIGHTING	6,550.00	6,550.00			6,550.00	100%	0.00	327.50
21	CO#9 - DRAINAGE	7,250.00	7,250.00			7,250.00	100%	0.00	362.50
22						0.00	0%	0.00	0.00
23						0.00	0%	0.00	0.00
24						0.00	0%	0.00	0.00
25						0.00	0%	0.00	0.00
	SUBTOTALS PAGE 2	1,024,054.92	1,023,508.82	546.00	0.00	1,024,054.92	100%	0.00	51,202.75

C/S

Burnham Construction Inc

11413 Enterprise East Blvd

Macclenny, FL 32063

Phone: (904) 259-5360

Fax: (904) 259-5380



Burnham Construction, Inc.
"Building the Road to Excellence"

Invoice

Invoice Number

10334

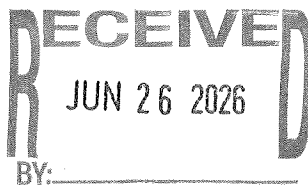
Invoice Date

1/21/2026

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

Re: Rivertown Gardens Repairs

Job No	Customer Job No	Customer PO	Payment Terms		Due Date
25017			Net 30 Days		2/20/2026
Date	Description	Quantity	U/M	Rate/Unit	Price
1/21/2026	Rivertown Gardens Asphalt Repairs	1.00	EA	128,066.86	128,066.86



Approved RECDD
 Submitted to AP 6.26.2026
 By Kevin McKendree

Kevin McKendree

BILLING APPROVED BY:

Date: *1/28/26*

Subtotal	\$	128,066.86
Sales Tax (if applicable)	\$	0.00
Total Due	\$	128,066.86

Thank you for your business!

C/S



3002 PHILIPS HWY
JACKSONVILLE, FL 32207

CROWNPOOLSINC.COM

Phone # 904-858-4300

Invoice

Date	Invoice #
6/17/2026	EMER TRIP
Terms	Due Date
Due upon receipt	6/17/2026

Bill To

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

Ship To

RIVERTOWN
RIVERHOUSE
140 LANDING ST
ST. JOHNS, FL 32259

Quantity	Description	Rate	Serviced	Amount
	EMERGENCY TRIP TO ENSURE THERE WAS NO ELECTRICITY RUNNING THROUGH WATER	1,019.25		1,019.25
RECEIVED JUN 18 2026 BY: _____ Approved RECDD Submitted to AP 6.18.2026 By Kevin McKendree <i>Kevin McKendree</i>				
Total Invoice				\$1,019.25
All Credit Card Payments will have a 3% processing fee added.		Payment / Credits Applied		\$0.00
A \$25.00 LATE FEE will automatically be added to account over 60 days.		Invoice Balance		\$1,019.25
		Job Total Balance		\$1,019.25

FOURTH ORDER OF BUSINESS

A.



Subject: River's Edge CDD I, II & III Landscape Update – August 2026

Hello,

Below is the August 2026 landscape update for River's Edge CDD I, II & III.

General Maintenance

Regular landscape maintenance remains underway throughout the community and includes mowing, edging, weed-eating, trimming, shrub care, weed control, mulch bed treatments, and removal of tree suckers.

Work to minimize moss growth is continuing across all areas. Fallen trees and limbs have been removed at no additional cost, while larger removals are being addressed by the arbor team.

Monthly inspections are being completed jointly by Mattamy, Vesta, and Yellowstone to help confirm that community appearance and maintenance standards continue to be 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.

Playground mulch installation throughout the community should be completed by the end of next week.

Irrigation

The irrigation system remains under active review, with technicians completing inspections and making repairs as needed.

Irrigation is currently operating three days per week.

Efficiency improvements are **also** 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 applications are continuing throughout the community to help preserve turf quality.

Granular fertilizer applications are ongoing to promote healthy turf growth.

Arbor Care

Tree care activities are ongoing, with low-hanging branches being raised to enhance safety, visibility, aesthetics, and overall tree health.

Overall, the landscape program is progressing well. **Coordinated** oversight and proactive maintenance continue to support a clean, attractive, and well-maintained community appearance.

Thank you,

B.

PUBLIC FACILITIES REPORT

For the:

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

ST. JOHNS COUNTY, FLORIDA

September 30, 2025

Prepared by:

Prime AE, Inc.

Project No. 113094.75

September 30, 2025

Board of Supervisors
Rivers Edge Community Development District

RE: Public Facilities Report

Dear Board Members:

As requested we are pleased to present herein a report on the Public Facilities within the Rivers Edge Community Development District's ("District") boundaries. The Special District Public Facilities Report was prepared to provide the data required pursuant to Section, 189.08, Florida Statutes..

We appreciate the opportunity to service the District in the matter and wish to thank your staff for their assistance. Should you have any questions or comments, please feel free to contact me directly.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jeffery L. Mason". The signature is fluid and cursive, with the first name "Jeffery" being more prominent.

Jeffery L. Mason P.E.
District Engineer

CC: Ms. Lauren Gentry, Kilinski | Van Wyk, P.A., District Counsel
Mr. Corbin deNagy, GMS, District Manager

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EXHIBIT B	DISTRICT BOUNDARY
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EXHIBIT D	MASTER DRAINAGE PLAN

PURPOSE AND SCOPE

This Special District Public Facilities Report was prepared at the request of the Rivers Edge Community Development District (the “District”) to comply with the requirements of Section 189.08, *Florida Statutes* (“Report”). This Report provides general descriptions of the public facilities owned by the District.

GENERAL INFORMATION

The Development

RiverTown is a 4,176.53-acre mixed-use master planned development (the “Development” or “RiverTown”) located along the east bank of the St. Johns River, approximately thirty-three (33) miles southwest of downtown Jacksonville in northwest St. Johns County, Florida. A map identifying the general location of the Development is attached as **Exhibit A**.

The Development is an approved Development of Regional Impact, approximately 3,995 acres of which is the RiverTown Planned Unit Development. The balance of the Development is located in the RiverTown Planned Rural Development (“PRD”). Approved development within RiverTown generally consists of single and multi-family residential, commercial, retail, office, educational, light industrial, and various open space, recreational and park uses. The master development plan and the current expected land uses in the Development are further described in **Exhibit B** to this Report.

In March 2014, Mattamy RiverTown, LLC, a Delaware limited liability company purchased from the original developer of RiverTown, The St. Joe Company, all of its remaining land and collateral rights in and became the Master Developer of RiverTown. On December 1, 2017, Mattamy RiverTown, LLC transferred all of its land and rights to its affiliate, Mattamy Jacksonville, LLC (the “Master Developer”),

The District

The Rivers Edge Community Development District (“Rivers Edge” or the “District”) was established by Rule 42FFF-1, *Florida Administrative Code* (the “Rivers Edge Rule”), adopted by the Florida Land and Water Adjudicatory Commission (“FLWAC”), and Ordinance No. 2006-40, adopted by the Board of County Commissioners in and for St. Johns County, Florida (the “County”), respectively. The District, local unit of special-purpose governments, was established for purposes of, among other things, financing and managing the acquisition, construction, maintenance and operation of public infrastructure necessary for development to occur within RiverTown. The District consists of approximately 1,676 acres all within the Development as shown in **Exhibit B**. The majority of the remaining infrastructure required under the District’s adopted revised capital improvement plan, as set forth in the Amended and Restated Master Engineer’s Report, dated April 2, 2018 (the “Capital Improvement Plan”) is being funded directly by the Master Developer pursuant to a completion agreement.. Subsequent to the previous Public Facilities Report for Rivers Edge CDD, Rivers Edge II CDD (St. Johns County, FL ORD 2018-26) and Rivers Edge III CDD (St. Johns County, FL ORD 2020-7) were established by the Master Developer to better

manage the Rivertown DRI throughout the various stages of development. The Public Facilities for Rivers Edge II CDD and Rivers Edge III CDD will be handled within a separate report specific to the limits of each CDD boundary, as noted in Exhibit B. All known future development and inspection of the existing facilities for the District have been referenced in the following sections of this Report

PUBLIC FACILITIES

Water Facilities

The District is supplied potable water and fire protection from the Jacksonville Electric Authority (“JEA”).

The District’s primary source of potable water is provided at multiple locations throughout Rivertown, with the initial location at the intersection of Long Leaf Pine Parkway and RiverTown Main Street. A second connection is on Long Leaf Pine Parkway at Keystone Corners and Orange Branch Trail. A third connection is located on Rivertown Main Street at Wild Sage Dr. A 4th connection is located at Kendall Crossing Dr. and Dhalia Falls Dr. A 5th connection is located at Rivertown Blvd and SR 13. The Keystone Corners system loops back into the primary system and the Rivertown Main Street at Wild Sage Dr and Kendall Crossing Dr. both connect back into the system within Rivers Edge II CDD. The layout is further described in **Exhibit C**.

From the primary point, a major pipeline system flows into the District, along RiverTown Main Street where it intercepts a looped system. Once within each parcel, there is a network of 10, 8, 6, 4, and 2-inch water mains that disseminate the water to the end users.

All water mains constructed within the rights-of-way (“ROW”) have been dedicated to JEA. Where construction within the ROW was not practical or possible, JEA has been provided an easement by the land owner. Additionally, the water distribution system described above details multiple points of connection for each of the individual districts; however, the system connects to the master JEA systems at additional locations throughout the PUD. This includes the locations identified above, along with the following locations: Greenbriar Road and Rivertown Main Street (RECDD III), Swamp Oak Trail and Sir Barton Way (RECDD III), Grand Bridge Drive and SR 13 (RECDD III), SR 13 and Rafter Tail Ln (RECDD II).

Wastewater Facilities

Wastewater collection facilities are also located throughout the District. Generally, there is a network of underground sewer pipes and manholes, which collect the individual household and commercial wastewater flows. These flows travel by gravity through the system to intermediate locations, collected at sanitary lift stations. From these local lift stations, the wastewater is mechanically lifted through the use of pumps. The discharge (“effluent”) from each lift station is then manifolded into one (1) master lift station (“Master Lift Station”). All local lift stations are owned and operated by JEA.

The Master Lift Station is owned by JEA. It is located on the north side of Keystone Corners Boulevard just west of the intersection with Long Leaf Pine Parkway, within the Highpointe subdivision. From the Master Lift Station, the effluent wastewater is pumped to JEA for final treatment.

Like the potable water system, all of the wastewater facilities are owned by JEA. Most of the system resides in Right-of-Ways, but some exist on private property. In such a case, an easement has been granted to JEA by the land owner.

Irrigation (Reuse) Facilities

The County allows the use of various methods for irrigation, including Stormwater Management Facilities (SWMF's), stormwater harvesting, shallow aquifer wells and reclaimed water. Furthermore, the St. Johns River Water Management District ("SJRWMD") regulates the use of aquifer wells. Therefore, the District utilizes JEA provided reuse water to irrigate the common areas. All reuse water lines throughout the District are owned and operated by JEA. The District has 4 source connections, with the following connection points into the District: the intersection of Long Leaf Pine Parkway and RiverTown Main Street. A second connection is on Long Leaf Pine Parkway at Keystone Corners, just south of the primary connection. A third connection is located on Rivertown Main Street at Wild Sage Dr. A 4th connection is located at Kendall Crossing Dr. and Dhalia Falls Dr. The Keystone Corners system loops back into the primary system and the Rivertown Main Street at Wild Sage Dr and Kendall Crossing Dr. both loop back into the system within Rivers Edge II CDD

As part of managing the use of the reuse system to support the irrigation for the landscape throughout the District, clocks are monitored regularly to reduce usage and inspections are completed frequently to identify any components of the system that may be in need of maintenance.

Stormwater Management Facilities

The District-wide stormwater system consists of wet detention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained as well as the rate of release. See **Exhibit D** for a map identifying the District's stormwater systems.

In general, the stormwater runoff will flow from the developed parcels to the roads and conveyance swales and into the ponds via inlet structures and pipes. The primary form of treatment is wet detention pursuant to accepted design criteria. The pond control structures consist of weirs for attenuation and bleed-down orifices sized to recover the treatment volume.

The stormwater system is designed and permitted such that post-development flow does not exceed the flows from the site in a pre-development state. Most of the areas within the District currently drain into the Orange Grove Branch or one of its tributaries, with the remainder of the district discharging into an un-named wetland slough along the northwest boundary of the district. Stormwater then flows from both wetland sloughs out to the St.

Johns River. As parcels within the District are developed, the detention ponds will temporarily detain stormwater runoff for treatment and then gradually discharge water in the same receiving waters. Ponds have been designed to provide attenuation of the 25-year/24-hour storm and provide treatment for a volume of runoff established by county, state and federal regulations.

The master stormwater system is generally complete through the core of the District along RiverTown Main Street, Orange Branch Trail and associated minor collector roadways consisting of thirty-four (34) created wet detention facilities, many of which are interconnected. The ponds are currently operational and are owned and operated by the District. See **Exhibit B** for locations of constructed and proposed lakes within the District.

The Master Developer transfers St. Johns River Water Management District Permits to the District for on-going maintenance of the property associated with the stormwater system owned by the District as the master systems are completed. These transfers also include a bill of sale for all easements and property associated with the stormwater system that had not been conveyed previously.

Recreational Facilities and Landscape

The District has many active and passive recreation opportunities available. The majority of the facilities have been completed and are currently operational:

RiverHouse Amenity – Sited on over 10-acres at the south end of District, the RiverHouse Amenity features a Clubhouse which includes a fitness center, administration space and small food service area. The exterior has components including a family/children's pool, lap pool, tennis courts, basketball courts, playgrounds and all associated appurtenances.

Riverfront Park – This public park is located across State Road 13 ("SR 13") from the RiverHouse Amenity. The park includes significant frontage along the St. Johns River and includes the following components:

- Kayak launch
- Fishing Pier
- Bathrooms
- Parking
- Mountain bike trails
- Walking trails

Entry Features/Signage – The Master Developer has conveyed through a bill of sale for numerous monument signs, landscaping, and associated appurtenances throughout the District for ongoing maintenance and ownership by the District.

Boardwalks – To facilitate the ease of flow for pedestrian traffic, the District has constructed many boardwalks that connect various uses.

Parks - Numerous passive parks exist throughout the District. The Master Developer conveyed all the property, landscaping, and associated appurtenances for these parks to the District for ongoing maintenance and ownership.

Landscape – Throughout the District are common landscape areas that enhance the passive recreation areas and provide additional screening between homes and infrastructure improvements throughout the community.

Offsite Transportation Improvements

The District funded offsite improvements that include Long Leaf Pine Parkway, County Road 223 and roundabouts along SR 13. These offsite improvements have been dedicated to the County and/or FDOT. However, enhanced landscaping improvements associated with these roadways are maintained by the District.

CURRENTLY PROPOSED EXPANSIONS OVER THE NEXT SEVEN YEARS

The District does not have any proposed expansion over the next 7 years.



LOCATION MAP

Exhibit A

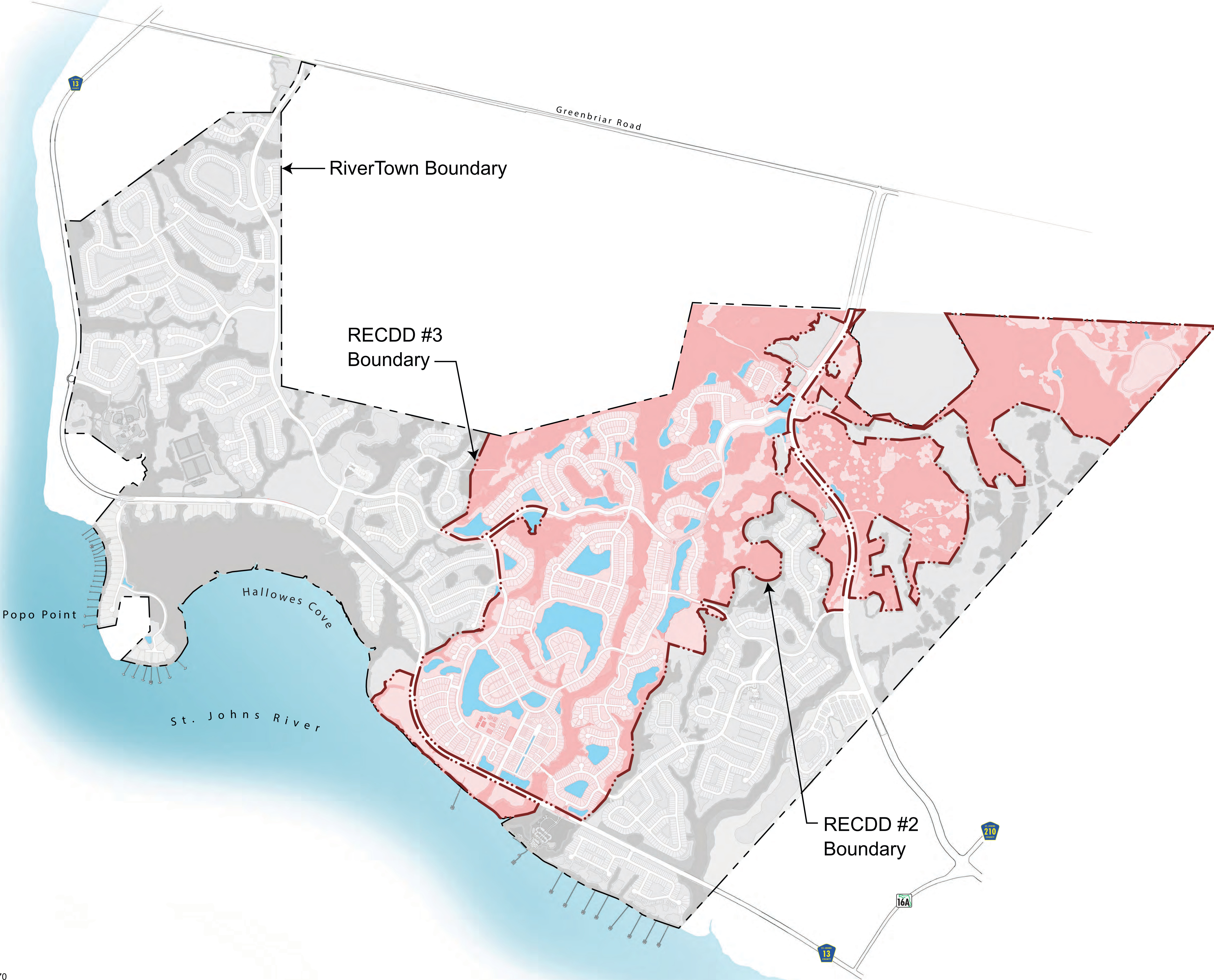


RIVERTOWN

Rivers Edge CDD I Exhibit B

LEGEND

-  Contracted RECDD Boundary
-  Stormwater Pond

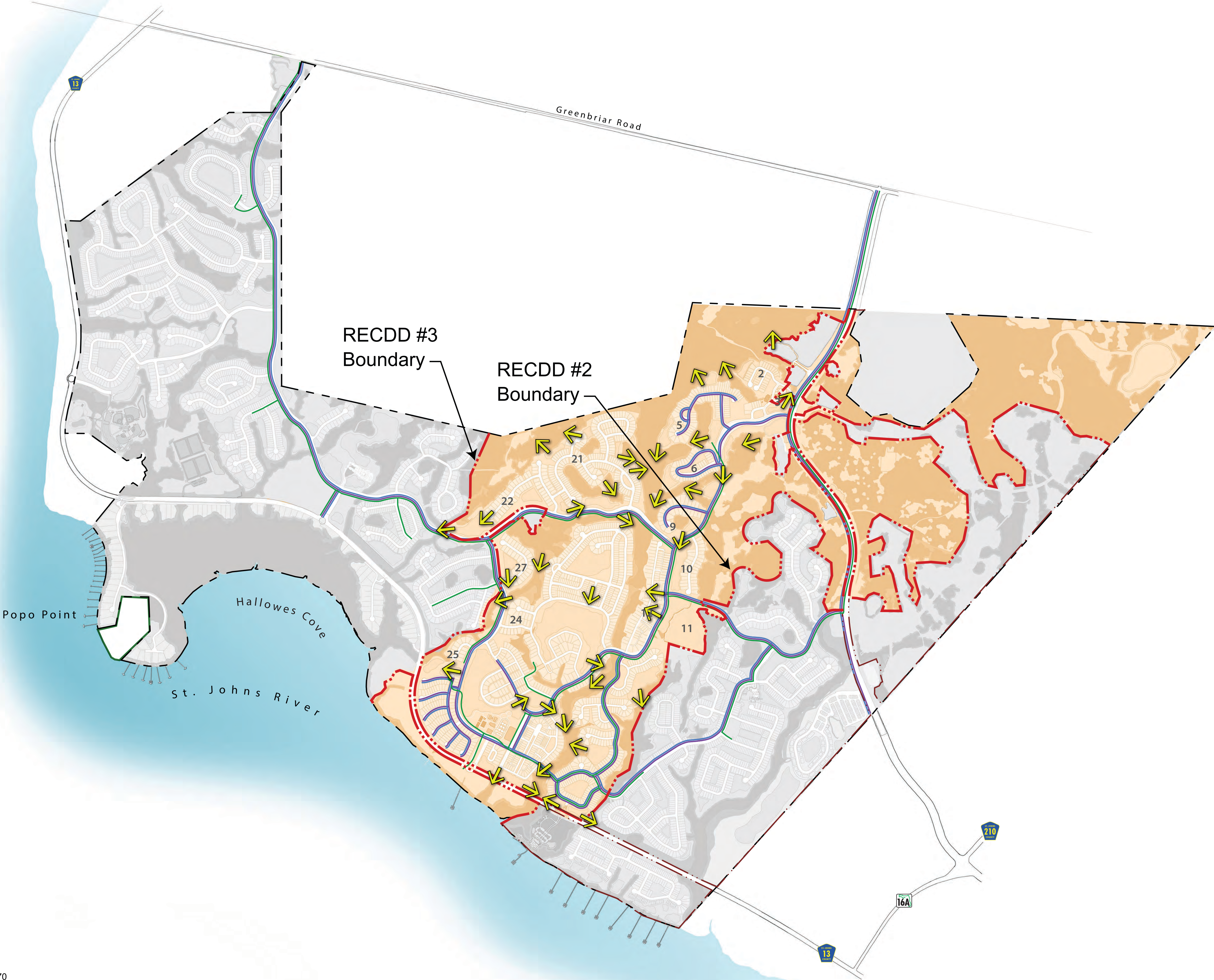


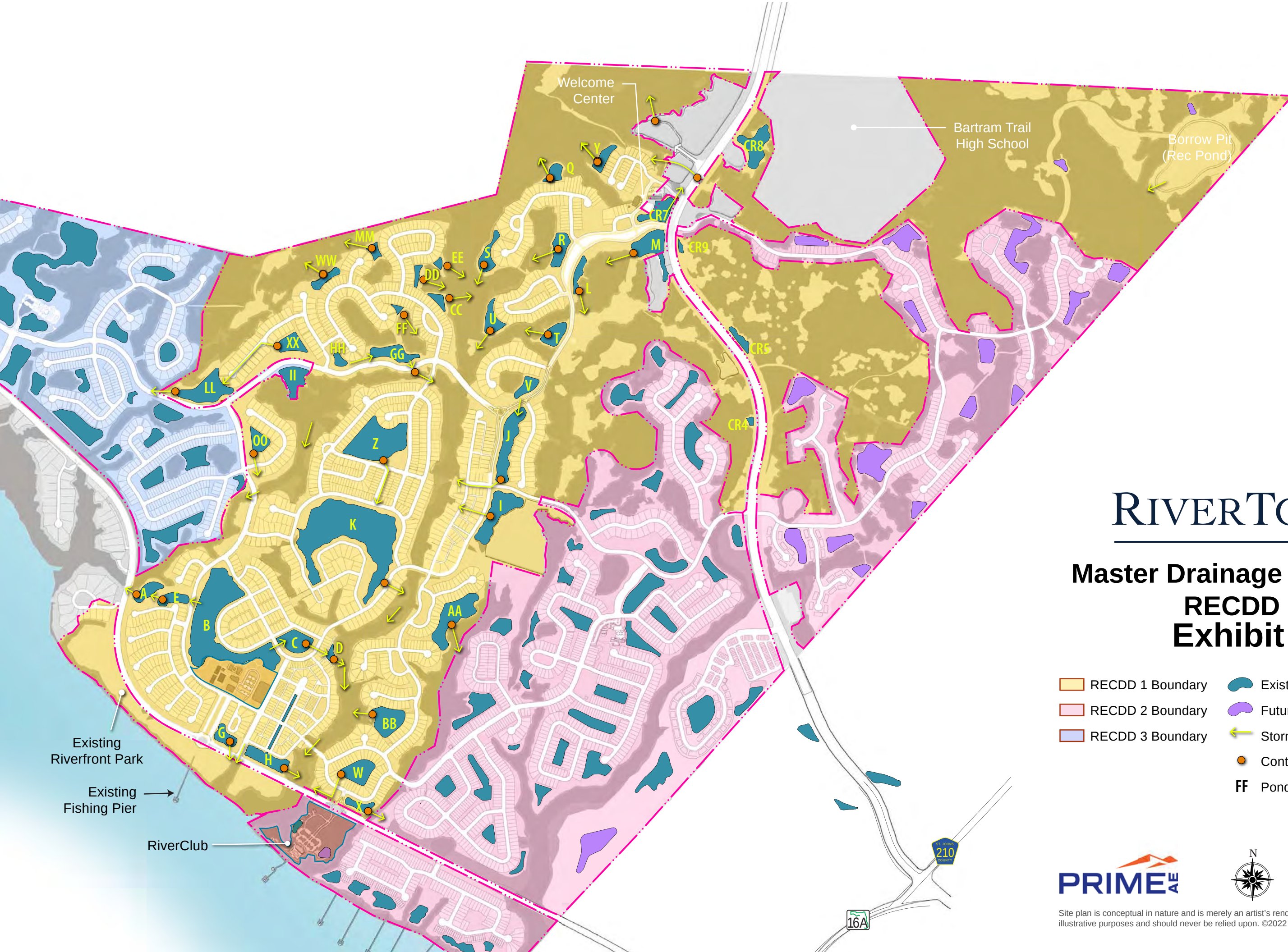
RIVERTOWN

RE I CDD MASTER PLAN Exhibit C

LEGEND

- RECDD Boundary
- RECDD #2 Boundary
- Stormwater Discharge
- Water
- Sewer
- Reuse Water

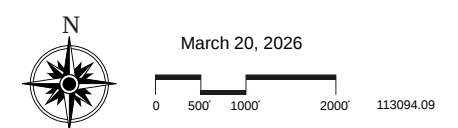




RIVERTOWN

Master Drainage Plan 2025 RECDD 1 Exhibit D

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



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

D.

1.

**BOARD OF SUPERVISORS MEETING DATES
RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027**

The Board of Supervisors of the Rivers Edge Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259, on the third Wednesday of each month at 11:00 a.m., unless otherwise indicated as follows:

**October 21, 2026
November 18, 2026
December 16, 2026
January 20, 2027
February 17, 2027
March 17, 2027 at 5:00 p.m.
April 21, 2027
May 19, 2027 at 5:00 p.m.
June 16, 2027
July 21, 2027
August 18, 2027 at 5:00 p.m.
September 15, 2027**

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Corbin deNagy
District Manager

2.

**Rivers Edge Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Rivers Edge Community Development District

District Manager: _____

Date: _____

Print Name: _____

Rivers Edge Community Development District

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: 08/19/2026

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. Exterior gym side is complete. We are working on rental side 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. First Coast Collective has been hired as the design firm on this project. We will present this to the board in August.

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. Courts are closing July 27th for this project. This is now complete.

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. This is due to arrive in port by 8/27 after which scheduling for install will begin.

Umbrellas at RiverHouse:

New umbrellas were approved and ordered for the RiverHouse pool deck. These should be delivered in the week of July 27th. This is now complete.

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 performed by Fencescapes. This is now complete.

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. This is now complete.

Filtration pump on Family Pool:

The storms on Sunday night 6/14 sent a power surge to the equipment of the RiverHouse. The filtration pump of the family pool was shorted out in the windings thus causing the need for a full replacement. This is now complete.

Washouts on Waterfall Bridge:

We had a good-sized washout in front of one of the pillars above the waterfall on the entrance side of the Longleaf and Rivertown Main entrance. It appears water has found the path of least resistance at every handhole electrical box cover in front of each pillar. We are working to add more suitable boxes and covers and have them concreted in to avoid issues in the future that could undermine the integrity of the wall that supports the waterfall itself. Flowable fill concrete was applied into the deep hole to fill all voids this week. Concrete will need to be poured around the top of the new J boxes as well and existing pavers will need to be retrofitted around that. This will be a rather large-scale emergency project with multiple vendors. This is now complete.

Washout on alleyway near corner of OBT and Sternwheel:

Some residents let me know of a pothole forming where this entrance alleyways asphalt meets the sidewalk. After performing a water test it appears the storm water pipe is compromised and taking in water from a crack, likely where the pipe is connected to the manhole cover box. Burnham construction will be cutting away the concrete/asphalt and making the necessary repairs as they are on site daily and this is a emergency repair. This is now complete.

Adventure Playpark Sidewalk:

The sidewalk in front of the adventure playpark collapsed this week 7/21. This was fully repaired and is now complete.

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. This warranty claim saved the community \$200,000-\$250,000 vs replacing the unit. This project began on 6/30 and was fully completed 7/17. The header for the swing set on this playground has internal rot where the swings mount inside the beam, this is a new warranty claim that they are honoring and due to arrive 9/9. The ship is now open except for the swing set.

Tile and coping of Club Pool:

We had about 10 feet of tile and coping collapse at the RiverClub pool in the same area as previous occurrences. We had it repaired to keep the pool open. I am in the process of evaluating as to why this keeps occurring regardless of what vendor makes the repairs.

Pool Shower:

The old pool shower had been band aided for years to keep it up and running so after its latest break we decided to replace it entirely. Our in-house team poured a new concrete footer for this and installed the new unit. This is now complete.

Tile at RiverClub:

The tile inside of the kitchen, dining area, bathrooms and game room were treated with an anti-slip coating to make them less slick for wet feet. This is now complete.

CDD III

Tile in Bathrooms:

The tile inside of the bathrooms were treated with an anti-slip coating to make them less slick for wet feet. This is now complete

Inner Tubes:

Inventory of inner tubes dwindled so we ordered another shipment.

Dog Stations:

We installed 10 new dog waste stations spread through the Cove, Settlement, Bluffs, Springs and Forrest.

RIVERTOWN

RECDD's Lifestyle Report

Date of report: **08/19/2026**

Submitted by: **Kim Fatuch**

July Events

- 7.4.26 – Golf Cart Parade
 - Annual golf cart parade from Riverlodge to RiverClub
 - Roughly 100 golf carts participated in the parade. Looking at changing the format for the Holidays.



- 7.11.26 – Shark Bash
 - Residents are invited to a shark party at the Riverlodge



- 7.17.26 – Alex Affronti
 - Live music in the café
- 7.24.26 – MnN Duo
 - Live Music in the café
- 7.31.26 – Vann Hardin
 - Live music in the café

August Events

- 8.7.26 –Live Music Friday
 - Welcoming Joy Ride band for their first appearance at the RiverClub

- 8.8.26 – Minions Back – to – School
 - Residents are invited to a fun-filled day by the pool minion style with banana locos food truck, banana flavored cotton candy, bounce houses and more.
- 8.14.26 – Jeremy Weinglass
 - Live in the café
- 8.13 & 27. 26 – Music Bingo
 - Residents favorite game night every second and fourth Thursday
- 8.28.26 – Violette Lani live in the café
 - The requested duo is back with their Taylor Swift covers

RIVERTOWN

RECDD's Amenity Manager Report

Date of Report: 8/19/2026

Submitted by: Ken Council & Richard Losco

The RiverHouse Slide hours are 11am – 7pm (Tuesday – Sunday), through Sunday, 8/9/2026, as SJC Schools are back in session on Monday, 8/10/2026. Beginning Monday, 8/10/2026, the RiverHouse lifeguards will be on duty, and the slide will only be open on Saturdays & Sundays until Labor Day. The RiverHouse Pools and Slide will be open on Labor Day, Monday, 9/7/2026. The RiverLodge WAP Pool with Splash Park will be open from 10am – 8pm at the RiverLodge (Thursday – Tuesday) until Labor Day. The WAP pool with Splash Park will be open on Labor Day, Monday, 9/7/2026. The RiverHouse Slide & RiverLodge Water Activity Pool/Splash Park will only be open when lifeguards are on duty. The Quarterly Fire Safety Inspection was completed by Wayne Automatic on 8/6/2026 at the RiverHouse. We Do Locksmith LLC came out on 8/5/2026 to repair the door handle for the RiverClub mop room door. 5 Smooth Stones was out on Tuesday, 8/3/2026 to ensure proper connection/functioning of the RiverClub Control 4 system. A service request has been entered for the Hip Abductor/Adductor machine in the RiverLodge Gym, the estimated service date is Tuesday, 8/11/2026. The annual Fire Safety Inspection was completed by Wayne Automatic on 8/6/2026 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!
- Lifeguard hours are 11am – 7pm at the RiverHouse (Tuesday – Sunday).

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- The RiverHouse Slide hours are 11am – 7pm (Tuesday – Sunday), through Sunday, 8/9/2026, as SJC Schools are back in session on Monday, 8/10/2026. Beginning Monday, 8/10/2026, the RiverHouse lifeguards will be on duty, and the slide will only be open on Saturdays & Sundays until Labor Day.
 - The RiverHouse Pools and Slide will be open on Labor Day, Monday, 9.7.2026.
 - We Do Locksmith LLC came out on 7.30.2026 to install new door handles and deadbolts on the RiverHouse East Men's and Women's Restroom doors.
 - The Quarterly Fire Safety Inspection was completed by Wayne Automatic on 8/6/2026 at the RiverHouse.
-

RiverClub

Closed Tuesdays

Amenity Hours:

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

Other Updates:

- We Do Locksmith LLC came out on 8/5/2026 to repair the door handle for the RiverClub mop room door.
 - 5 Smooth Stones was out on Tuesday, 8/3/2026 to ensure proper connection/functioning of the RiverClub Control 4 system.
-

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:

- The RiverLodge WAP Pool with Splash Park will be open from 10am – 8pm at the RiverLodge (Thursday – Tuesday) until Labor Day.
 - The WAP pool with Splash Park will be open on Labor Day, Monday, 9/7/2026.
 - A service request has been entered for the Hip Abductor/Adductor machine in the RiverLodge Gym, the estimated service date is Tuesday, 8/11/2026.
 - The annual Fire Safety Inspection was completed by Wayne Automatic on 8/6/2026 at the RiverLodge.
-

RIVERTOWN

RECDD's Café Report

Date of report: 08/19/2026

Submitted by: Lisa McCormick & Richard Losco

June was a fantastic month at the RiverClub Café featuring music bingo, live music entertainment, and our famous Toga Pool Party. Great food and drinks were had for all ages! The residents enjoyed the relaxing atmosphere on the pool deck sipping those specialty drinks and watching the sunsets. The Café served over 2,000 customers, 15,856 total items sold, and our famous chicken wings were our top selling item!

The Café's financial performance included strong sales revenue driven by consistent summer foot traffic. Net operating profit margins expanded due to disciplined expense controls matching the increased customer volume. Managing labor and inventory were key metrics in achieving our target cost percentages.

Net Sales totaled \$103,115.25 compared to \$91,120.64 prior year, a 13.2% increase. Wages as a percentage of net sales were 25.4% and Food and Beverage at 43.1% of net sales.

Cost of Goods Sold (Food and Beverage) was @ 43.1% in the month of June, compared to 38.1% prior year.

Food & Beverage as % of Revenue:

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

Gross Wages as % of net sales were 25.4% in the month of June, compared to 28.5% prior year.

Gross Wages as % of Revenue:

Target	12-Month	% Rate – 35%
Optimal	12-Month	% Rate – 30%
Actual	June '26	% Rate – 25%

We will continue to capitalize on our peak summer demand and sustain operational and resource efficiency to maximize net profit margin and operational cash flows; which will be reinvested in the Café operations.

Customer Service Report

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

Date of Visit: 7/31/2026
Weather: 95 °F High
20% ☁

Waterway and Ditch Treatments

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

Comments: Ponds were treated for shoreline grasses, algae, submersed weeds, and floating weeds this month. Debris was also removed from multiple ponds on site. Any pond that received an algae treatment this month will be inspected next month to determine if a second treatment is required.

Carp Program

- ☐ Carp Observed
☒ Barriers Inspected

Flow

- ☐ None
☒ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☒ 2-4'
☐ 1-2' ☐ >4'

Water Levels

- ☐ High
☒ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|--|--|---|---|--|
| ☒ Bass | ☐ Anhinga | ☐ Woodstork | ☒ Turtles | ☐ Other Species:

_____ |
| ☒ Bream | ☐ Cormorant | ☒ Ducks | ☐ Snakes | |
| ☐ Catfish | ☒ Egrets | ☐ Osprey | ☐ Alligator | |
| ☒ Gambusia | ☐ Herons | ☐ Ibis | ☐ Frogs | |

Native/Beneficial Vegetation Noted

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

Did you know? The 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: 7/31/2026
Weather: 95 °F High
20% ☁

Waterway and Ditch Treatments

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

Comments:

Carp Program

- ☐ Carp Observed
☐ Barriers Inspected

Flow

- ☐ None
☐ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☐ 2-4'
☐ 1-2' ☐ >4'

Water Levels

- ☐ High
☐ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|-----------------------------------|------------------------------------|------------------------------------|------------------------------------|--|
| ☐ Bass | ☐ Anhinga | ☐ Woodstork | ☐ Turtles | ☐ Other Species:

_____ |
| ☐ Bream | ☐ Cormorant | ☐ Ducks | ☐ Snakes | |
| ☐ Catfish | ☐ Egrets | ☐ Osprey | ☐ Alligator | |
| ☐ Gambusia | ☐ Herons | ☐ Ibis | ☐ Frogs | |

Native/Beneficial Vegetation Noted

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

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Customer Service Report

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

Date of Visit: 7/31/2026
Weather: 95 °F High
20% ☁

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			
Floating Weeds															
Mosquito Larvicide												x			
Pond Dye			x												
Inspection	x			x				x							
Debris Removal		x								x	x				
Dissolved Oxygen															

Comments:

Carp Program

- ☐ Carp Observed
☐ Barriers Inspected

Flow

- ☐ None
☐ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☐ 2-4'
☐ 1-2' ☐ >4'

Water Levels

- ☐ High
☐ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|-----------------------------------|------------------------------------|------------------------------------|------------------------------------|--|
| ☐ Bass | ☐ Anhinga | ☐ Woodstork | ☐ Turtles | ☐ Other Species:

_____ |
| ☐ Bream | ☐ Cormorant | ☐ Ducks | ☐ Snakes | |
| ☐ Catfish | ☐ Egrets | ☐ Osprey | ☐ Alligator | |
| ☐ Gambusia | ☐ Herons | ☐ Ibis | ☐ Frogs | |

Native/Beneficial Vegetation Noted

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

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Customer Service Report

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

Date of Visit: 7/31/2026
Weather: 95 °F High
20% ☁



A



BB



C



CR1



D (2)



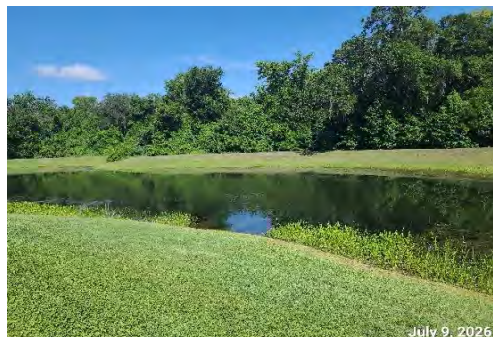
D

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Customer Service Report

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

Date of Visit: 7/31/2026
Weather: 95 °F High
20% ☁



E



GG



H



HH



J



L

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: 7/31/2026
Weather: 95 °F High
20% ☁



LL (2)



LL



OO



Q



R



S

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

Customer Service Report

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

Date of Visit: 7/31/2026
Weather: 95 °F High
20% ☁



V



W



WW



X



XX

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ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

Rivertown CDD
Corbin deNagy
GMS Services LLC
475 W. Town Place, Suite 114
Saint Augustine, FL 32092

NAME / ID:		Detective Samuel Wampler #11319		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Saturday, July 11, 2026	SJSO26CAD158491	10:15A.M.	4:15P.M.	6

ACTIVITY / COMMENTS:

SJSO26CAD158499, SJSO26CAD158547, SJSO26CAD158573, SJSO26CAD158576, SJSO26CAD158680

5 written warnings for excessive speed

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6874580



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

Rivertown CDD
Corbin deNagy
GMS Services LLC
475 W. Town Place, Suite 114
Saint Augustine, FL 32092

NAME / ID:	Detective [REDACTED] #11319			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Friday, July 31, 2026	SJSO26CAD175280	[REDACTED]	[REDACTED]	5

ACTIVITY / COMMENTS:

SJSO26OFF007779, SJSO26CAD175481

Took a report for a victim in the neighborhood whose Bitcoin wallet was hacked resulting in a loss of approximately \$80,000. Briefed financial crimes detectives and forwarded the case to them. Also conducted a traffic stop resulting in a written warning for excessive speed.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6933210



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

Rivertown CDD
Corbin deNagy
GMS Services LLC
475 W. Town Place, Suite 114
Saint Augustine, FL 32092

NAME / ID:				
Corporal [REDACTED] # 10727				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Saturday, July 25, 2026	SJSO26CAD170778	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

Total Contacts:9 Citations:0 Warnings:9 Top speed measured by Radar was, 51 MPH on Rivertown Main St. Multiple patrols conducted throughout neighborhood. Stopped a juvenile on an E-moto traveling on the cart path at approximately 30 MPH. He advised he was riding the trails behind the dog park. I informed him E-motos are not permitted anywhere in the neighborhood and the trails are for walking / bicycles. Observed a group of juveniles on a golf cart at the River Lodge at 11 PM. They attempted to gain access to the pool utilizing both outside gates but were denied access. They gained access through the gym but left after seeing my patrol car.

RollKall Invoice#: I-072626-2872



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

Rivertown CDD
Corbin deNagy
GMS Services LLC
475 W. Town Place, Suite 114
Saint Augustine, FL 32092

NAME / ID: Deputy [REDACTED] #10775				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Thursday, July 23rd, 2026	SJSO26CAD168901	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

Total Contacts:7 Citations:0 Warnings:9 Top speed measured by Radar was **37 MPH on RiverTown Main Street

Majority of radar ran along Rivertown Main / Multiple juveniles contacted for operating illegal electric dirt bikes

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6922839



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

Rivertown CDD
Corbin deNagy
GMS Services LLC
475 W. Town Place, Suite 114
Saint Augustine, FL 32092

NAME / ID:	Deputy [REDACTED] #10775			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Saturday, July 25, 2026	SJSO26CAD170308	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

Total Contacts: 6 Citations:0 Warnings: 8 Top speed measured by Radar was 33 MPH on RiverTown Main Street

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6922845



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

Rivertown CDD
Corbin deNagy
GMS Services LLC
475 W. Town Place, Suite 114
Saint Augustine, FL 32092

NAME / ID:	Deputy [REDACTED] #10775			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Wednesday, August 5, 2026	SJSO26CAD179747	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

Total Contacts:6 Citations:0 Warnings:6 Top speed measured by Radar was, **41 MPH on RiverTown Main Street

2 Juveniles Stopped in reference to E-Bike / E-Moto

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6999693

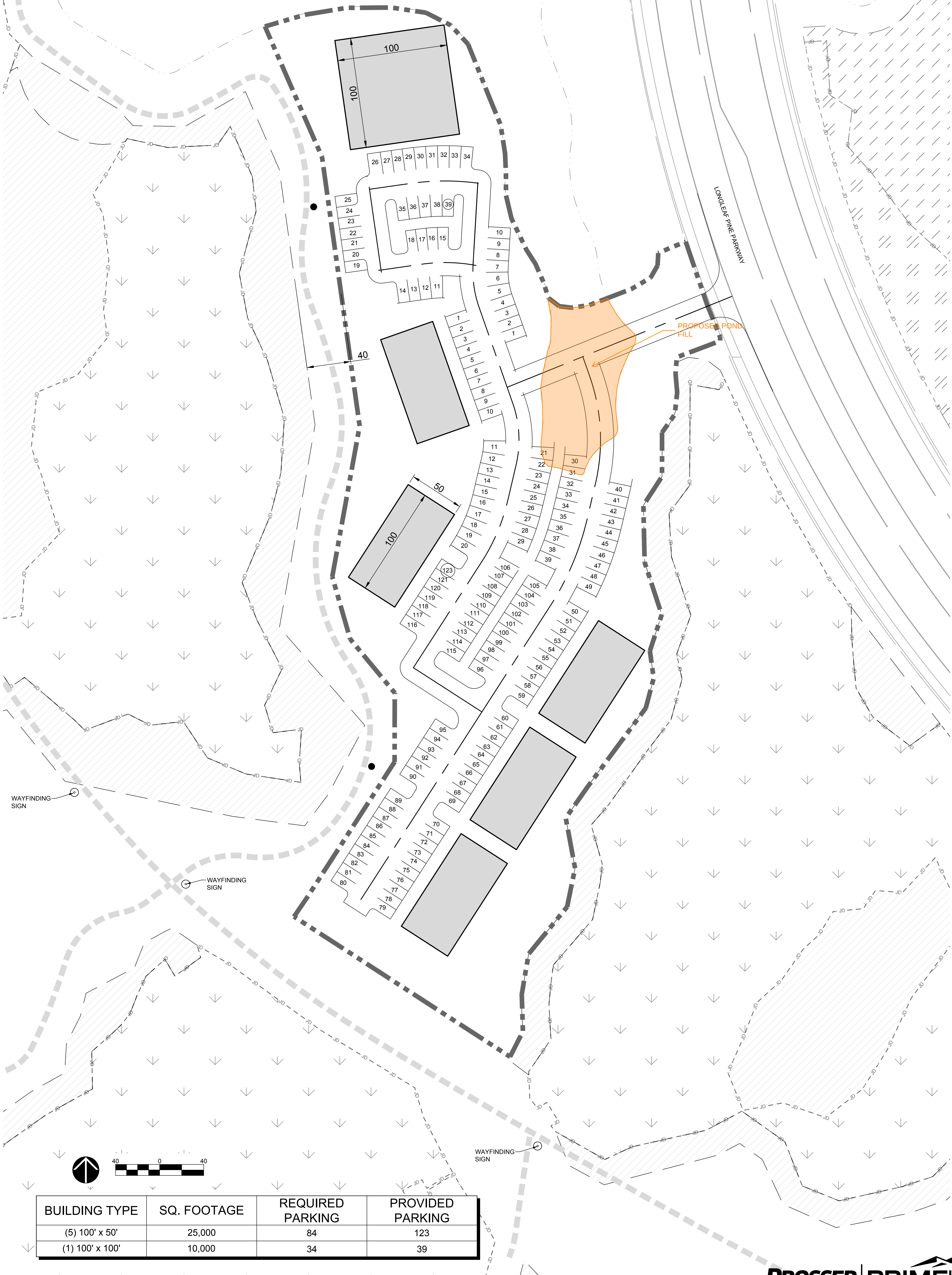
FIFTH ORDER OF BUSINESS



RIVERTOWN

COMMERCIAL PARCEL 4

TOTAL SITE AREA
4.73 AC.
01-26-2026



SEVENTH ORDER OF BUSINESS

RIVERTOWN

Request for Funds

Date of request : 8/10/26

Submitted By : Kevin McKendree and Kim Fatuch

Project: Riverhouse Interior Renovation

Renovate the RiverHouse Amenity Center to improve functionality by relocating the kitchen to the current conference room, creating a larger serving and catering area for resident events. The project also includes new flooring throughout (excluding bathrooms), updated lounge furnishings, new event tables and chairs, and refreshed finishes to create a modern, welcoming space for residents and guests.

Scope

Permits: Create and file notice of commencement with county recording office :: apply for building permitting with county building dept :: includes permit fee

Demolition: Remove and dispose of existing kitchen, community table, backsplash, cabinetry, floor moulding, flooring in main and conference room, conference table :: Dumpster provided by contractor

Flooring: Install designer selected glue down vinyl plank flooring of approx. 2267 sq/ft :: Install transitions at each entry door :: Install floor molding matching existing throughout approx. 340 LF :: Caulk and fill nail holes

Storage Door Install: Install door, casing and handle matching janitorial door

Painting: Drywall and repaint affected walls and trim with Sherwin Williams Emerald line

New Kitchen: Install cabinetry on back wall of conference room approx 16 LF with cabinets constructed of solid plywood boxes and soft close hinges, dovetail drawer box and toe kick :: Include fridge, pantry and sink:: Install floating shelves on back wall :: Install 9ft community table :: Install designer selected quartz countertops, sink, faucet, pulls, knobs, refrigerator, microwave, and backsplash tile.

Plumbing: Contractor to cap existing kitchen plumbing and relocating to new kitchen area:: Plumb new sink and faucet

Electrical: Disconnect and terminate existing floor outlets :: Relocate existing kitchen backsplash outlets :: Terminate pendant lighting :: Install new light fixtures :: Relocate back wall outlets:: Install electrical for the refrigerator and microwave :: Install electrical in community table

Kitchen Flooring: Install designer selected tile for new kitchen approx. 320sq/ft

Vendor	Total Estimate	FY26 Budgeted Amount	Variance
Houser Construction	\$99,808	\$ 80,000.00	\$ (19,808.42)
	RE 1 Contribution	RE 2 Contribution	RE 3 Contribution
	\$35,431.99	\$29,423.52	\$34,952.91

Notables

All electrical and plumbing included:: All decorative light fixtures installed including new can lights and trim in new kitchen ::

Allowances

Quartz countertops: Level 3 Quartz

Backsplash Tile: \$30 sq/ft

Vinyl Plank Floor: \$7 sq/ft

Kitchen Tile: \$5 sq/ft

Vendor	Total Estimate	FY26 Budgeted Amount	Variance
First Coast Renovations	\$101,596	\$ 80,000.00	\$ (21,596.10)
	RE 1 Contribution	RE 2 Contribution	RE 3 Contribution
	\$36,066.62	\$29,950.53	\$35,578.95

Notables

Includes up to 8 tons of disposal, 7-year limited manufacturers warranty on the cabinetry :: Plumbing and electrical allowances will not cover full job scope

Allowances

Quartz countertops: \$125 sq/ft

Electrical: \$1500

Plumbing: \$1000

Backsplash Tile: \$15 sq/ft

Vinyl Plank Floor: \$5 sq/ft

Kitchen Tile: \$5 sq/ft

Column1	Column2	Column3
Empire Kitchen & Bath	\$82,095	\$ 80,000.00 \$ (2,095.00)
	RE 1 Contribution	RE 2 Contribution
	\$29,143.73	\$24,201.61
		\$28,749.67

Notables

Choice of Pompeii or Hanstone Quartz, any other choice will increase price:: Glue-down LVP will increase price (Glue-down was a requirement in our scope):: Lowest cost material allowances compared to other bids (Lower Quality)

Allowances

Quartz countertops: Pompeii or Hanstone

Electrical: Not Included

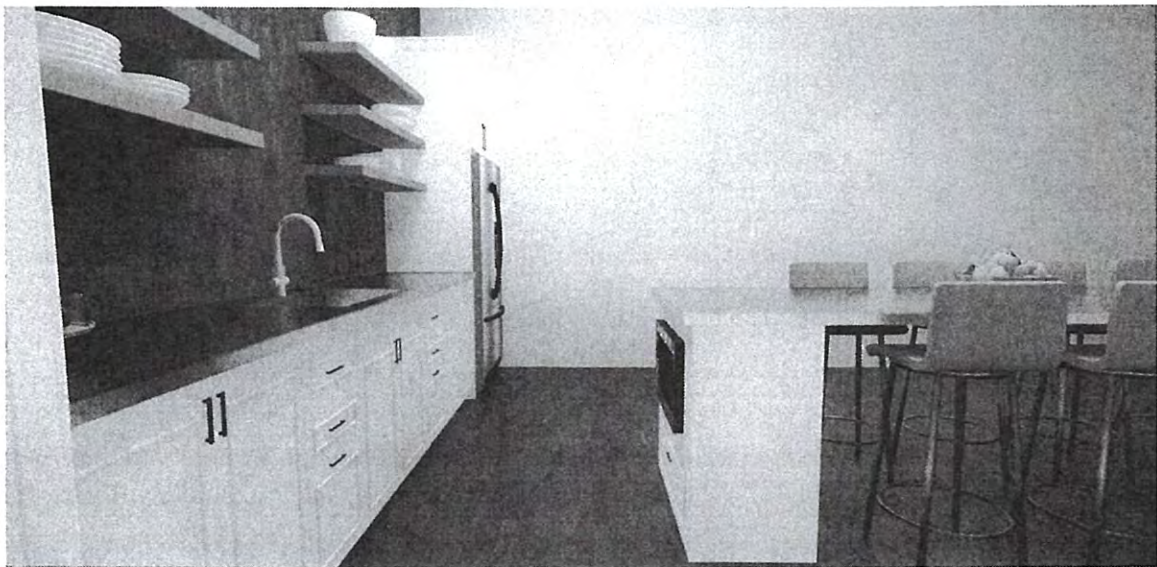
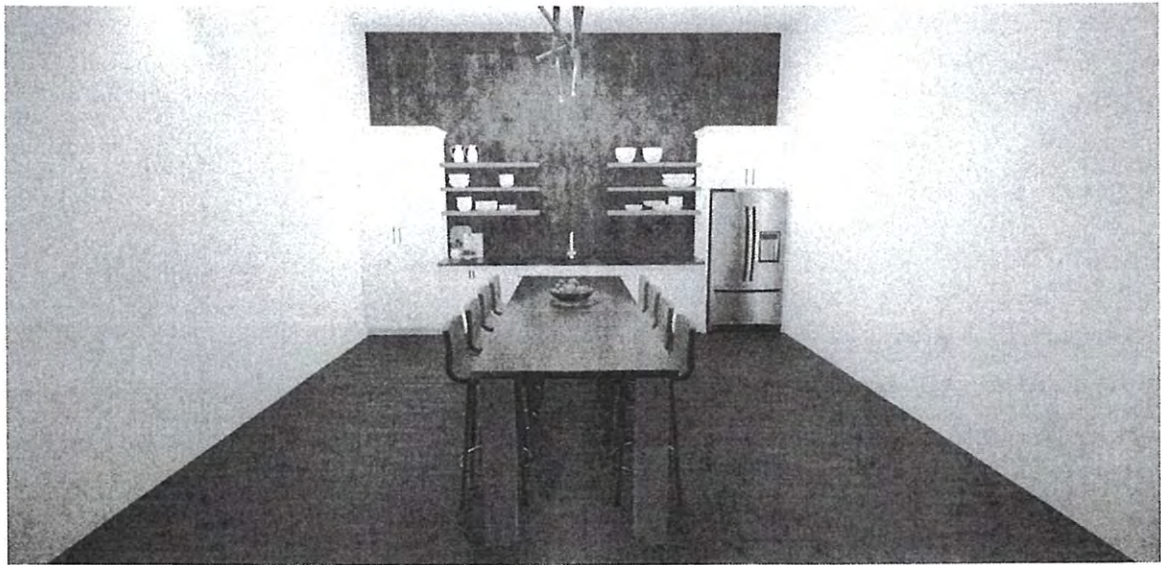
Plumbing: Not Included

Backsplash Tile: \$10 sq/ft

Vinyl Plank Floor: \$4 sq/ft

Kitchen Tile: \$4.50 sq/ft







Proposal 5-4

Issue Date August 6, 2026

Expires September 5, 2026

PREPARED BY

Houser Construction

Adam Houser

(904) 763-9550

houserconstructionfl@gmail.com

301 W Bay St, Jacksonville, FL 32202, USA

PREPARED FOR

Kevin W. McKendree

River House

(904) 679-5523

kfatuch@vestapropertyservices.com

160 Riverglade Run, St Johns, FL 32259, USA

PROPOSAL DETAILS

160 Riverglade Run, St Johns, FL 32259, USA

DESCRIPTION

DEMO

Contractor shall furnish all labor, supervision, equipment, tools, transportation, and disposal necessary to complete the following demolition work:

Protect adjacent finishes, walls, doors, and areas not designated for demolition prior to beginning work.

Demolish and remove all existing flooring throughout the main area and conference room, including carpet, carpet pad, resilient flooring, transitions, base materials (where required), adhesives, and miscellaneous flooring accessories necessary to expose the existing subfloor.

Remove all carpet tack strips, staples, nails, fasteners, and adhesive residue to provide a clean substrate for future flooring installation.

Demolish and remove all existing kitchen cabinetry, countertops, toe kicks, shelving, trim and backsplash.

Disconnect and remove miscellaneous non-salvageable fixtures and finishes associated with the demolition work as directed.

Remove all debris from the work area on an ongoing basis to maintain a clean and safe jobsite.

Load, haul, transport, and legally dispose of all demolition debris and construction waste at an approved disposal facility.

Perform a final broom-clean of all demolition areas upon completion, leaving the space ready for the next phase of construction.

Exclusions

Structural demolition not specifically identified above.

Hazardous material abatement, including asbestos, lead-based paint, mold, or other environmental contaminants.

Utility relocation or modifications unless specifically noted.

Repair or replacement of concealed conditions discovered during demolition.

Plumbing

-Demo existing kitchen plumbing. Disconnect and remove all existing water, drain, and vent piping serving the kitchen-Verify existing plumbing locations and field conditions prior to beginning work.

-Coordinate all rough-in locations with the approved architectural drawings, cabinetry shop drawings, countertop layout, and Owner prior to installation.

-Furnish and install new domestic hot and cold water piping from the nearest existing water source to serve the future kitchenette sink.

-Furnish and install new sanitary waste piping from the sink location to the existing sanitary sewer system.

-Furnish and install new vent piping and connect to the existing vent system as required by local plumbing code.

-Core drill, trench, or open walls/floors as required to install new piping. Patch-back by others unless specifically noted.

-Install all required pipe supports, hangers, sleeves, fire stopping, escutcheons, and protection plates where piping passes through framing members or rated assemblies.

Install accessible quarter-turn hot and cold water shut-off valves at the sink location.

-Cap and pressure-test all new water lines prior to concealment.

-Test sanitary and vent piping for leaks in accordance with applicable plumbing code requirements.

-Fixture Installation

Furnish and install one (1) kitchen sink drain assembly, P-trap, waste arm, tailpiece, and all required fittings.

-Furnish and install final water supply connections to the sink faucet.

-Install all exposed plumbing trim, stops, supply lines, escutcheons, and required accessories.

-Connect sink drain to the sanitary system and verify proper drainage.

-Verify proper operation of all shut-off valves and plumbing fixtures upon completion.

-Coordinate final rough-in dimensions with cabinet manufacturer to ensure proper alignment with sink base cabinet, faucet location, drain outlet, and countertop openings.

-Verify all plumbing stub-outs are properly centered and located before cabinet installation to minimize field modifications.

-Coordinate with other trades to avoid conflicts with electrical, HVAC, framing, and millwork.

-Pressure test domestic water piping.

-Perform operational testing of all installed plumbing fixtures.

-Check all connections for leaks and make adjustments as necessary.

-Flush water lines after installation.

-Remove all excess materials, packaging, and construction debris from the work area.

Leave the work area broom-clean and ready for cabinet and countertop installation.

Exclusions

Relocation or replacement of existing underground utilities not shown on project documents.

Water heater installation or modifications unless specifically noted.

Grease interceptor installation.

Gas piping.

Specialty filtration systems or instant hot water dispensers.

Repair of unforeseen concealed conditions encountered during demolition or rough-in.

Kitchen

- Verify field dimensions prior to ordering all cabinetry and related materials.
 - Coordinate final cabinet layout, dimensions, door and drawer configuration, finish, color, hardware, and accessories with the Owner prior to fabrication.
 - Furnish all cabinetry, fillers, trim, panels, and accessories required for a complete installation.
 - Review cabinet shop drawings, if applicable, and coordinate with the -Owner before fabrication begins.
 - Furnish and install all upper and lower kitchen cabinets as shown on the approved plans.
 - Install all required filler strips, finished end panels, toe kicks, scribes, trim pieces, and miscellaneous components necessary to achieve a complete, finished appearance.
 - Furnish and install adjustable shelving, shelf clips, and interior cabinet hardware.
 - Install all doors, drawers, hinges, drawer slides, pulls, knobs, and standard manufacturer hardware.
 - Secure all cabinets to wall framing and adjoining cabinets using manufacturer-recommended fastening methods.
 - Shim and align cabinetry as required to ensure cabinets are plumb, level, square, and properly aligned.
 - Maintain consistent reveals and spacing between doors, drawers, and adjacent cabinetry.
 - Coordinate cabinet installation with plumbing, electrical, HVAC, and other trades to prevent conflicts with utility rough-ins and finish materials.
 - Verify proper clearances for appliances, sink base cabinet, and countertop overhangs prior to final installation.
 - Adjust all doors, drawer fronts, hinges, and drawer slides to ensure smooth operation and uniform alignment.
 - Install all finished panels, cover panels, trim, and exposed finished surfaces to provide a complete appearance.
 - Touch up minor installation-related blemishes where permitted by the manufacturer.
 - Remove protective packaging and labels from cabinetry upon completion of installation.
 - Clean cabinet interiors and exterior surfaces following installation.
 - Inspect all cabinetry for damage, defects, and proper operation prior to project completion.
 - Verify that all doors and drawers operate freely without binding and that hardware is securely fastened.
 - Confirm all cabinetry is securely anchored and ready for countertop installation.
 - Provide and install stacker crown molding as part of the cabinetry package. Crown molding to be coordinated with the selected cabinet style.
 - Complete final punch-list adjustments as required before turnover.
 - Coordinate final countertop color, finish, edge profile, and layout with the Owner prior to fabrication.
 - Verify field dimensions after cabinetry installation and prior to fabrication to ensure proper fit and alignment.
 - Fabricate and install Owner-selected Level 3 quartz countertops, including all required cutouts for sink and other fixtures as indicated on the approved plans.
- 2 Slabs Included in this proposal.
- Provide and install standard edge profile, finished exposed edges, and all necessary fabrication required for a complete installation.
 - Set countertops level, securely supported, and properly aligned with adjoining surfaces.
 - Seal all countertop seams and joints in accordance with the manufacturer's recommendations to provide a clean, finished appearance.
 - Perform final cleaning of countertop surfaces upon completion of installation.
 - Furnish, fabricate, and install the Owner-selected backsplash to match the approved design and material selection.
 - Verify dimensions and coordinate installation with countertops and cabinetry to ensure proper fit and alignment.
 - Install backsplash plumb, level, and securely fastened in accordance with the manufacturer's installation requirements.
 - Seal all joints and transitions between the countertop, backsplash, and adjoining finished surfaces with a color-matched sealant where required.
 - Clean all installed surfaces and remove excess adhesive, sealant, and installation debris upon completion.

Tile

- Inspect and verify the existing substrate is suitable for tile installation.
 - Prepare the floor surface by removing minor debris, dust, and surface contaminants that may interfere with proper adhesion.
 - Perform minor floor preparation as required to provide a clean, sound, and stable substrate for tile installation.
 - Verify finished floor elevations and coordinate with adjacent flooring to minimize transitions where possible.
 - Coordinate final tile layout, pattern, grout joint spacing, and installation direction with the Owner prior to installation.
 - Establish control lines to ensure a balanced layout and minimize small cut pieces at walls, doorways, and other visible areas.
 - Furnish and install the Owner-approved floor tile using manufacturer-recommended thin-set mortar and installation methods.
 - Cut and fit tile as required around walls, cabinets, door frames, floor penetrations, and other obstructions to provide a clean, finished appearance.
 - Install all required movement joints, expansion joints, and control joints in accordance with industry standards and manufacturer's recommendations.
 - Furnish and install transition strips, edge trim, and termination profiles where tile meets adjacent flooring materials or finished surfaces.
 - Grout all tile joints using the Owner-approved grout color and clean excess grout from the tile surface.
- Seal grout if required by the selected grout manufacturer.

-Tile material allowance of \$5.00 per square foot has been included in this proposal.

- Verify tile installation is level, properly aligned, and free of lippage beyond acceptable industry tolerances.
- Inspect all tile, grout joints, and trim for defects or damage and make necessary corrections prior to project completion.
- Remove excess mortar, grout residue, packaging, and construction debris from the work area.
- Perform a final cleaning of all tile surfaces and leave the installation complete, clean, and ready for occupancy.

Major floor leveling or self-leveling underlayment beyond minor substrate preparation.

Structural floor repairs or replacement of damaged subfloor discovered after demolition.

Repairs resulting from concealed or unforeseen site conditions.

Owner-requested changes to tile material, layout, pattern, or grout selection after materials have been ordered or installation has begun.

Flooring

- Remove all remaining existing flooring materials within the designated work area as required for the installation of the new flooring system.
- Remove existing adhesives, fasteners, transition strips, tack strips, and miscellaneous flooring accessories as necessary to prepare the substrate.
- Inspect the existing substrate for suitability prior to installation.
- Perform minor floor preparation, including scraping, cleaning, patching, and sanding as required to provide a clean, smooth, and stable substrate.
- Furnish and install underlayment where required by the flooring manufacturer or project specifications.
- Verify finished floor elevations and coordinate with adjacent flooring to ensure proper transitions between materials.

- Coordinate final flooring material, pattern, layout, and installation direction with the Owner prior to installation.
- Establish layout lines to provide a balanced installation and minimize narrow cuts at walls, doorways, and other visible locations.
- Furnish and install the Owner-selected flooring in accordance with the manufacturer's recommendations.
- Furnish and install all required adhesives, fastening systems, underlayment, moisture barriers (if required), and installation accessories necessary for a complete installation.
- Install flooring to provide a uniform appearance with tight seams, consistent alignment, and proper fit around walls, door frames, millwork, and other permanent fixtures.
- Furnish and install transition strips, reducers, thresholds, edge trim, and termination profiles where new flooring meets adjacent flooring materials or finished surfaces.
- Reinstall or install new floor trim, base shoe, or other finish trim as required to provide a complete and finished appearance.

- Inspect all installed flooring for proper adhesion, alignment, and workmanship.
- Verify that all seams, transitions, and trim components are securely installed and free of visible defects.
- Remove excess adhesive, installation materials, packaging, and construction debris from the work area.
- Protect newly installed flooring from damage during the remaining phases of construction until substantial completion or turnover to the Owner.

-Premium commercial Luxury Vinyl Plank (LVP) flooring material allowance of \$7.00 per square foot has been included in this proposal.

This proposal is based on the approved flooring layout, Owner-selected materials, and existing field conditions at the time of estimating. Any changes to flooring selections, layout, installation pattern, substrate conditions, or unforeseen conditions requiring additional labor or materials shall be considered outside the original scope of work. The work described herein shall be performed on a Not-to-Exceed (NTE) basis and shall not exceed the total amount of this proposal without prior written authorization from the Owner or the Owner's Representative. Any additional work outside the original scope will be documented and approved before proceeding.

Dumpsters

Provide and maintain construction dumpsters throughout the duration of the project. Include all hauling, disposal fees, landfill charges, loading, and removal of demolition and construction debris. Maintain clean and organized jobsite in accordance with project requirements.

Backsplash Tile

Provide and install ceramic or porcelain backsplash tile on the entire designated wall area of the new kitchen. Price includes all labor, thinset mortar, grout, edge trim where required, caulking, surface preparation, and cleanup. Installation to be completed in accordance with manufacturer recommendations and industry standards for a clean, finished appearance. Budget allowance: \$30.00 per square foot installed.

Drywall & Painting

Provide all necessary drywall repairs and patching in areas impacted by the renovation work. Scope includes patching openings, repairing damaged drywall, taping, mudding, sanding, and blending repaired surfaces to match adjacent finishes. Upon completion of repairs, prepare all affected surfaces and apply primer and paint to provide a uniform, finished appearance.

Electrical

- Disconnect, remove, and permanently terminate existing floor-mounted electrical outlets no longer required by the new layout.
- Relocate existing kitchen backsplash receptacles to standard mounting height to accommodate the new backsplash and cabinetry configuration.
- Disconnect and permanently terminate existing pendant light wiring and fixtures as required.
- Provide and install new owner-selected light fixtures within the existing kitchen area.
- Remove existing light fixtures in the conference rooms and install new replacement fixtures.
- Remove existing recessed can light trims in the conference room and replace them with new LED retrofit trim lights.
- Relocate existing electrical receptacles on the rear wall above the cabinetry as required to coordinate with the new cabinet layout.
- Provide and install a dedicated electrical connection for the new refrigerator.
- Provide and install a dedicated electrical receptacle for the microwave.
- Provide and install electrical power to the new community table, including all wiring, receptacles, and connections required for a complete and operational installation.

Door & Trim

- Provide and install a new door assembly for the new storage area.

-Furnish a new door, frame, casing, and hardware to match the existing interior doors throughout the facility as closely as possible in style, size, material, finish, color, and overall appearance for a seamless, cohesive look. Scope includes all required framing modifications, blocking, installation, hardware, adjustments, trim, and finish work necessary to deliver a complete, code-compliant, fully functional door assembly.

Final Cleaning

Contractor shall provide all labor, supervision, materials, equipment, and supplies necessary to perform a final construction cleaning upon completion of the work. Scope shall include removal of all construction debris, dust, packaging materials, labels, and temporary protections generated by the Contractor's work. Clean all newly installed flooring, cabinetry, countertops, backsplash, plumbing fixtures, and other finished surfaces to remove dirt, dust, fingerprints, adhesive residue, grout haze, and other installation-related debris. Vacuum and damp mop all finished floor surfaces as appropriate for the installed flooring material. Wipe down interior and exterior cabinet surfaces, countertops, backsplash, doors, trim, window sills, and other accessible finished surfaces. Remove all waste materials from the project site and dispose of them in accordance with applicable regulations. Leave the work area in a clean, broom-swept, and move-in-ready condition.

General Not-to-Exceed

This proposal is based on the agreed-upon scope of work, Owner selections, and existing field conditions at the time of estimating. The proposed scope includes demolition, plumbing, floor preparation, flooring installation, kitchen floor tile installation, cabinetry, Level 1 quartz countertops and backsplash, and

plumbing fixture installation as specifically described herein.

Any concealed conditions, unforeseen site conditions, deteriorated materials, code-required modifications, Owner-requested changes, revisions to layouts, dimensions, material selections, or additional work beyond the scope of this proposal shall be considered outside the original scope of work. Such work will not be performed without prior written authorization from the Owner or the Owner's Representative.

The work described herein shall be performed on a Not-to-Exceed (NTE) basis and shall not exceed the total amount of this proposal unless approved in writing by the Owner or the Owner's Representative through a written change order or other authorized approval.

Owner-Furnished / Excluded Items

All decorative light fixtures shall be furnished by the Owner. Contractor's scope includes installation of Owner-furnished light fixtures only, unless otherwise noted.

All painting, touch-up painting, surface preparation for painting, and painting-related materials are excluded from this proposal unless specifically identified herein.

SUBTOTAL	\$99,808.42
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TAX	\$0.00
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TOTAL	\$99,808.42
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The above specifications, costs, and terms are hereby accepted.

CUSTOMER'S SIGNATURE

DATE

RIVER HOUSE

6-Week Construction Schedule

160 Riverglade Run, St. Johns, FL 32259

Contractor: Houser Construction Prepared for: Kevin W. McKendree

6-WEEK OVERVIEW

Week	Primary Work	Other Work
1	Demo & Prep	Protection, demolition, dumpster and cleanup.
2	Plumbing & Electrical	Rough-ins, electrical work, door framing and drywall start.
3	Drywall, Paint & Floor Prep	Drywall repairs, painting and floor layout/prep.
4	Flooring & Tile	LVP, kitchen tile, grout, transitions and protection.
5	Cabinets	Cabinets, hardware, crown and countertop field measure.
6	Countertops & Closeout	Quartz, backsplash, fixtures, punch list and final cleaning.

WEEK 1 — DEMO & PREP

- Protect existing areas.
- Remove flooring, cabinets, countertops and backsplash.
- Remove fixtures, fasteners and adhesive.
- Dumpster, debris removal and jobsite cleanup.

WEEK 2 — ROUGH-IN

- Complete kitchen plumbing rough-in and testing.
- Complete electrical relocations and new connections.
- Begin storage-area door framing.
- Begin drywall repairs.

WEEK 3 — DRYWALL, PAINT & FLOOR PREP

- Complete drywall patching, taping, mudding and painting.
- Clean and prepare floors for installation.
- Verify floor elevations and transitions.
- Establish tile and flooring layout.

WEEK 4 — FLOORING & TILE

- Install LVP flooring.
- Install kitchen floor tile.
- Complete grout, transitions and trim.
- Inspect and protect finished flooring.

WEEK 5 — CABINET INSTALLATION

- Install base and upper cabinets.
- Install fillers, panels, shelving, hardware and crown.

- Level, align and secure cabinetry.
- Field-measure countertops after cabinets are installed.

WEEK 6 — COUNTERTOPS, BACKSPLASH & CLOSEOUT

- Install quartz countertops.
- Install backsplash.
- Complete sink, faucet and lighting connections.
- Complete door/trim, punch list and final cleaning.
- Owner walkthrough and turnover.

Scheduling Note

This is a proposed six-week sequencing schedule based on the River House proposal. Countertop fabrication should be coordinated after cabinet field measurements to avoid delaying installation.

Proposal Total: \$99,808.42

Prepared from River House Proposal 5-4, August 6, 2026.

ESTIMATE

010145



Estimate Date: Jul 22, 2026
Expiry Date: Aug 22, 2026

FROM:

First Coast Renovations

License: RR282812081
5020 Scaff Road
St. Augustine, FL, 32092
Email: sales@firstcoastrenovations.com
Phone: (904) 863-5250

TO:

River's Edge CDD

Attn: Kimberly Fatuch
(Rivertown Amenity center)
140 Landing Street
FL, 32259
Phone: (720) 285-6311

JOB LOCATION:

River's Edge CDD

140 Landing Street
FL, 32259
Phone: (720) 285-6311

JOB:

River's Edge CDD: Amenity Center Renovation

Services

1 Design, Filings, and Permits

Aid managers in design selections

Create and File Notice of Commencement with county recording office

Create and apply for for Level 2 Alteration Building Permit with county building department

Includes permit fee

2 Demolition

Remove and dispose existing kitchen

Remove and dispose community table

Remove and dispose backsplash

Remove cabinetry in closet

Remove and dispose of floor molding

Remove and dispose of all flooring
Approximately 2587 sq/ft

Includes up to 8 tons disposal fee

Note: with glue down floors, grinding the old adhesive is almost a certainty. That fee is included in this line item.

3 Pantry Door

Install matching door in pantry
Install matching casing
Install matching door handle

Painting by others

4 Kitchen

Install cabinetry on back wall of conference room
Approximately 16 LF
Fridge on left side
Pantry cabinet on right
Sink in middle
Floating shelves on wall

1/2" Thick Plywood Box
3/4" Thick Solid Wood Face Frame
5/8" Solid Wood Dovetail Drawer Box
3/4" Thick Plywood Shelves
6-Way Adjustable Soft Close Hinges
Steel Soft Closing Drawer Glides
1/2" Thick Plywood Toe Kick
7-year limited manufacturers warranty
Proudly designed, engineered, tested, and assembled in USA

Community table to have no base cabinets

Install manager selected Quartz countertops
Approximately 64 sq/ft
Allowance of \$125 sq/ft for countertop material

Install manager selected sink and faucet
Allowance of \$300 for each sink and faucet

Install manager selected pulls or knobs
Allowance of \$5.00 per pull/knob

Allowance of up to \$1500 for electrical work
Allowance of up to \$1000 for plumbing work
Appliances not included in this line item

5 Backsplash

Install manager selected backsplash tile
Entire wall
Running bond installation
Approximately 192 sq/ft
Allowance of \$15 sq/ft for tile

Install manager selected grout

6 Flooring

Install manager selected vinyl plank flooring
Glue down installation
Approximately 2267 sq/ft
Allowance of \$5 sq/ft for vinyl plank flooring

Install transitions at each entry door
Utilize existing transitions at bathrooms and janitorial closet

Install manager selected tile for new kitchen
Approximately 320 sq/ft
Allowance of \$5 sq/ft for tile
1/8" grout lines
Install manager selected grout

7 Floor Molding

Install floor molding throughout
5/4x2 square stock material (matches existing)
Approximately 340 LF
Caulk to baseboard
Fill nail holes

8 Painting

Drywall repair where old backsplash was removed
Finish to Level 3 consistency, smooth

Paint walls with Sherwin Williams Duration
Color and sheen match existing
2 coats

Paint all floor molding with Sherwin Williams Pro Mar 200
Color and sheen match existing
2 coats

Subtotal \$101,596.10

Grand Total (\$) \$101,596.10

Deposit Due \$10,159.61

Payment Schedule

Deposit (10.00%)	\$10,159.61
Permit Received (45.37%)	\$46,098.05
1st Day of Work (14.22%)	\$14,449.61
Demolition Complete (10.06%)	\$10,219.61
Cabinets Ready for Templating (10.06%)	\$10,219.61
Flooring Installed (8.32%)	\$8,449.61
Project Complete (1.97%)	\$2,000.00

Accepted payment methods

Credit Card, Check, Cash

From: [Joe Spak](#)
To: [Kimberly A. Fatuch](#)
Subject: RE: Board Meeting
Date: Tuesday, August 11, 2026 3:25:21 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image010.png](#)

External Sender - From: (Joe Spak
<joe@firstcoastrenovations.com>)

This message came from outside your organization.

Good Afternoon,

Here is what the project looks like to me:

- 3-5 Days to obtain the building permit after acceptance of proposal
- 2-4 Days for demo
- 2 Days of plumbing and electric
- 2 Days to install the kitchen
- 5 Days to install the floor
- 2 Days to install all applicable trim
- 2 Days to paint trim and drywall repairs

From acceptance we are looking at 18-22 working days.

I hope that helps.

Please let me know if you need anything additional.

**FIRST COAST
RENOVATIONS**
DESIGN + BUILD



JOE SPAK

Owner/Operator

📞 904.863.5250

✉️ joe@firstcoastrenovations.com

🌐 firstcoastrenovations.com

State License: RR282812081

From: Kimberly A. Fatuch <kfatuch@vestapropertyservices.com>

Sent: Tuesday, August 11, 2026 2:52 PM

Empire Kitchen & Bath

5285 Shad Road Unit 301
Jacksonville 32257
+19042307448
office@empireknb.com



Estimate

ADDRESS

Kevin McKendree
RiverTown
160 Riverglade Run
Saint Johns, FL 32259 USA

ESTIMATE

2175

DATE

08/07/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Clubhouse	Cabinetry: KCD (Color Selection TBD) **KCD Pearl is shown in rendering Hardware: Selection TBD (Allowance of \$500) Quartz Countertops: Pompeii or Hanstone Quartz (TBD) Kitchen Sink (Stainless Steel Single or Double Bowl Included) TBD -Supply New Kitchen Faucet (Allowance of \$500.00) -Demo existing kitchen cabinets and countertops -Demo current kitchen backsplash -Disconnect Appliances -Drywall Repair/Work NEW KITCHEN AREA: -Remove Carpet from New Kitchen Area -Install Tile floor in New Kitchen Area -New Tile Selection for New Kitchen Area Flooring (Allowance of \$4.50 per square foot) -New Kitchen Area Backsplash Tile Selection (Allowance of \$10.00 per square foot) -Install Backsplash on Back Wall in New Kitchen Area (take to Ceiling) -Install Floating Shelves in New Kitchen Area on Back Wall (3 qt.) -Build and Install Cabinetry -Install stack crown molding -Install toe kick and shoe molding -Install hardware (TBD) -Install pantry cabinet	1	50,125.00	50,125.00

- Install refrigerator end panel
- Bump out refrigerator (Refrigerator supplied by client)
- Install/Modify Microwave Cabinet (Microwave provided by client)
- Connect Refrigerator in new Kitchen Area
- Build and Install 6 leg table

-Supply and Install 6 panel door

Painting:

- Paint Repaired Walls and New Shoe Molding Color to be Specified by Client (Paint Included)

Plumbing: (Cost TDB upon plumber's inspection of site)

- Cut Slab to allow for new sink location
- Install Drain in new kitchen area for new sink base
- Connect new sink in New Kitchen Area
- Disconnect existing dishwasher and close off line

- Delivery materials and disposal trash
- Rough materials

Note: This estimate is based on what is visible at the time of the site visit. If after demolition additional damage is found, a change order will be addressed at that time.

Not included (Kitchen)

The following are not included in this estimate:

Electrical- can get quote
Appliances- Garbage Disposal, Disposer button, Dishwasher, Microwave, Fridge, Range

1

0.00

0.00

Note: This estimate is based on what is visible at the time of the site visit. If after demolition additional damage is found, a change order will be addressed at that time.

LVP Flooring

Total Square Footage-2,100

1

29,470.00

29,470.00

- Commercial Grade LVP (Allowance of \$4.00 per square foot)
- Demo Existing Laminate on clubhouse main area, hallway, former kitchen floors
- Remove and Replace Quarter Round
- Floor Preparation
- Install Commercial Grade LVP (Glue Down) on clubhouse main area, hallway, former kitchen
- Replace Missing Baseboards

-Install Transitions

Note: This estimate is based on what is visible at the time of the site visit. If after demolition additional damage is found, a change order will be addressed at that time.

Permits and Inspections	-Permit Application	1	2,500.00	2,500.00
	-Architectural Drawings			
	-City Inspection			

**Plumbing Permitting not included

SUBTOTAL 82,095.00

TAX 0.00

TOTAL \$82,095.00

Accepted By:

Accepted Date:



DESIGN PLAN SCHEDULE

RIVERHOUSE
140 Landing Street
Saint Johns, FL 32259

Design by First Coast Collective Design Team

DESIGN SCHEDULE: SEATING AREA 1

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A001		<u>Trade Sourced</u>	Furniture	<u>Margaritaville Negril 8 ft. Skirted Sofa</u>	1	
A002		<u>Trade Sourced</u>	Furniture	Margaritaville Napa Exposed Wood Chair	2	
A003		<u>Serena & Lily</u>	Accent Pillow	<u>Cayucos Pillow Cover, Coastal Blue/ Blue, 20" square</u>	2	
A005		<u>Lumens</u>	Lighting	Xavier Chandelier, Vibrant gold with blue, 46"	1	

DESIGN SCHEDULE: SEATING AREA 1

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A006		<u>Trade Sourced</u>	Furniture	Caya End Table Caramel Burl	1	
A007		<u>Trade Sourced</u>	Furniture	Toli Coffee Table, Italian white marble, rustic grey veneer	1	
A008		<u>Trade Sourced</u>	Furniture	Rivero Outdoor End Table Aged Fog Concrete	2	
A009		<u>Trade Sourced</u>	Decor	Faux Olive tree, 31.50"w x 31.50"d x 94.00"h	1	
A010		<u>Pottery Barn</u>	Decor	Artisan Hand Painted Terracotta Outdoor Planters, Tall planter	1	

DESIGN SCHEDULE: SEATING AREA 2

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A001		<u>Interior</u> <u>Define</u>	Furniture	Ines Bench, Spa, 70"	2	

DESIGN SCHEDULE: SEATING AREA 3

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A001		<u>Trade Sourced</u>	Furniture	<u>Margaritaville Negril 8 ft. Skirted Sofa</u>	1	
A002		<u>Trade Sourced</u>	Furniture	Charleston Three-Drawer Chest	1	
A003		<u>Trade Sourced</u>	Furniture	Caldwell Stone Coffee Table, White Marble	1	
A004		<u>Serena & Lilly</u>	Furniture	Beckett Chair, in Driftwood finish, Performance Granada Seaglass	2	
A005		<u>Serena & Lilly</u>	Accent Pillows	Granada Pillow Cover, Seaglass, 20" x 20"	2	Pillow to pair with chairs on the couch

DESIGN SCHEDULE: SEATING AREA 3

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A006		<u>Trade</u> <u>Sourced</u>	Furniture	Serenity Swale Round Side Table	1	
A007		<u>Pottery</u> <u>Barn</u>	Artwork	Boat House Heron Watch By Lauren Herrera - Set of 2 24" x 40"	1	
A008		<u>Trade</u> <u>Sourced</u>	Decor	Faux Olive tree, wide, 83.00"w x 83.00"d x 97.00"h	1	
A009		<u>Trade</u> <u>Sourced</u>	Decor	Olivos Paper Mache Vessel-Tall	1	

DESIGN SCHEDULE: SEATING AREA 4

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A001		<u>Trade Sourced</u>	Furniture	<u>Margaritaville Negril 8 ft. Skirted Sofa</u>	1	
A002		<u>Trade Sourced</u>	Furniture	Charleston Three-Drawer Chest	1	
A003		<u>Trade Sourced</u>	Furniture	Caldwell Stone Coffee Table, White Marble	1	
A004		<u>Serena & Lilly</u>	Furniture	Beckett Chair, in Driftwood finish, Performance Granada Seaglass	2	
A005		<u>Serena & Lilly</u>	Accent Pillows	Granada Pillow Cover, Seaglass, 20" x 20"	2	Pillow to pair with chairs on the couch

DESIGN SCHEDULE: SEATING AREA 4

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A006		<u>Perigold</u>	Artwork	Flight Of Passage 1, Print by Thom Filicia	1	
A007		<u>Trade Sourced</u>	Furniture	Serenity Swale Round Side Table	1	
A008		<u>Trade Sourced</u>	Decor	Faux Olive tree, wide, 83.00"w x 83.00"d x 97.00"h	1	
A009		<u>Trade Sourced</u>	Decor	Olivos Paper Mache Vessel-Tall	1	
A010		<u>Pottery Barn</u>	Artwork	Palm Leaf Shadow Box Wall Art	1	

DESIGN SCHEDULE: KITCHEN

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A001		<u>Pottery Barn</u>	Counter Stool	Cline Swivel Counter Stool in Seadrift	8	Original suggestion
A002		<u>Serena & Lily</u>	Counter Stool	Riviera Étoile Rattan Counter Stool, Natural/Coastal Blue	8	Alternative option, highly recommend a chair with a back
A003		<u>Fine Art America</u>	Decor	St. John's River Florida Art, Framed print, 36" x 25", natural, SLW5, French blue mat, 1.5" width, matte paper	1	
A004		<u>Pompeii Quartz</u>	Countertop	Polished Bella Pietra	TBD	
A005		<u>Pompeii Quartz</u>	Splash Option	Polished Bella Pietra	TBD	

DESIGN SCHEDULE: KITCHEN

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A006		<u>Home Depot</u>	Sink	White fireclay rectangular single bowl undermount sink, 33' x 19"	1	
A007		<u>Delta</u>	Faucet	Renaldi 1.8 GPM Single Hole Pull Down Kitchen Faucet with Magnetic Docking Spray Head, Lumicoat Champagne Bronze	1	
A008		<u>LG</u>	Refrigerator	LG Counter-Depth 36-in Wide French Door Refrigerator with Ice Maker	1	
A009		<u>Frigidaire</u>	Under Cabinet Micro/Convection	Professional 1.6 cu.ft. Electric 30" Built-In Convection Microwave Oven in Stainless Steel with Air Fry	1	
A010		Visual Comforts	Lighting	Whitby Grande Pendant	3	

DESIGN SCHEDULE: KITCHEN

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A011		<u>Ferguson</u> <u>Home</u>	Hardware Pulls	Top Knobs Ulster 5-1/16 Inch Center to Center Bar Cabinet Pull, Honey Bronze	TBD	
A012		<u>Kitchen</u> <u>Cabinet</u> <u>Distributors</u>	Cabinet Crown	Shaker sand	TBD	
A013		<u>Kitchen</u> <u>Cabinet</u> <u>Distributors</u>	Cabinets	Shaker sand	TBD	

DESIGN SCHEDULE: THROUGHOUT INTERIOR

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A001		<u>Aladdin</u>	Flooring	LVT, Bentwood 5.0 Pierre Color # 822	TBD	
A002		<u>Aladdin</u>	Flooring	LVT, Bentwood 5.0 Wyndale Color # 848	TBD	
A003		<u>Sherwin Williams</u>	Paint	Alabaster SW 7008	TBD	
A004		Custom	Drapery	Linen with border detail 50" x 168"	10	
A005		<u>BizChair</u>	Chair	HERCULES PREMIUM Series Resin Stacking Chiavari Chair, White	60	

DESIGN SCHEDULE: GRAND TOTAL

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	TOTAL	REMARKS
A006			Kitchen		\$11,640	
A007			All Other Interiors		\$13,270	
A008			All Seating Areas + Kitchen Total (Not including TBD items)		\$72,137	
A009			Shipping	This is an estimate and could vary slightly	\$18,035	
A010			Grand Total		\$90,172	



DESIGN BOARDS

RIVERHOUSE
140 Landing Street
Saint Johns, FL 32259

Design by First Coast Collective Design Team

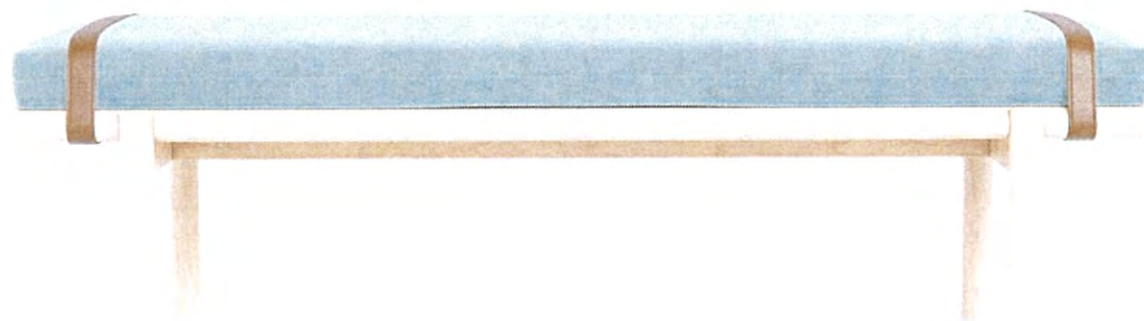
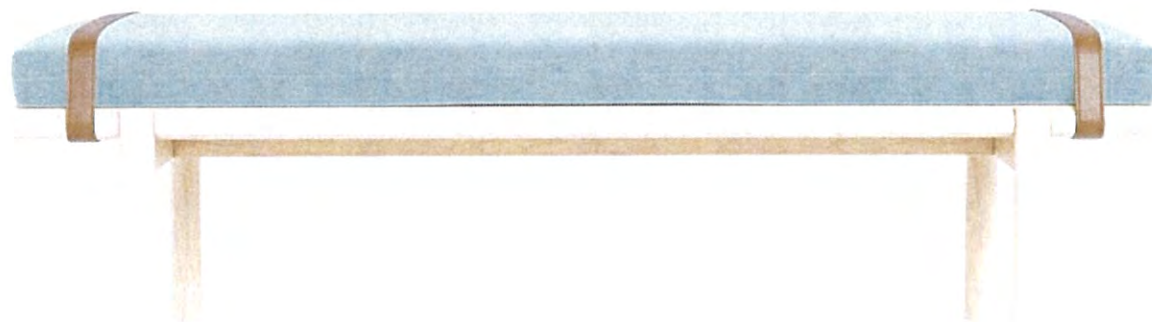


SEATING AREA 1, TIER 2





SEATING AREA 2





SEATING AREA 3



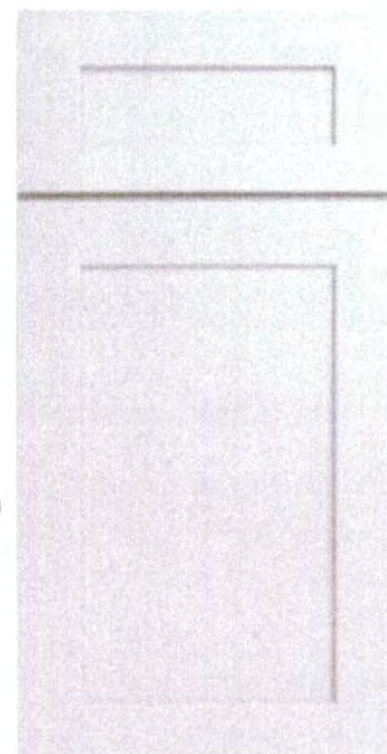


SEATING AREA 4





KITCHEN





THROUGHOUT INTERIORS



SW 7008
Alabaster



EIGHTH ORDER OF BUSINESS



EC-0001925

P.O. BOX 8567 FLEMING ISLAND FL 32006-0014

Phone 904-541-1000 Fax 904-215-3475

PROPOSAL

Date: 7/13/26

To: Kevin

Of (company): Rivertown

Plan dates: _____

Good until: _____

Project name: Boxes at waterfall entry

We propose to furnish all material and perform all labor necessary to complete the following:

Demo existing Boxes & replace with (8) new concrete boxes level with existing concrete

install boxes in concrete to give them a solid bottom

*** **exposed concrete around top of boxes by others** ***

*** **paver replacement by others** ***

We propose to furnish material and labor, complete in accordance with above specifications, for the
sum of: eighty four hundred

Dollars \$ 8,400

Payments to be made as follows:

Contractor's signature:

Keith A. Dease

Acceptance of proposal - The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Owner's signature: _____

Date: _____

NINTH ORDER OF BUSINESS



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 30, 2026

Board of Supervisors
Rivers Edge Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Rivers Edge Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Rivers Edge Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except

as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF, LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092
TELEPHONE: 904-940-5850.**

Our fee for these services will not exceed \$6,100 for the September 30, 2026 audit, unless there is a change in activity by the District, which results in additional audit work or if additional Bonds are issued.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Rivers Edge Community Development District and believe this letter accurately summarizes the terms of the engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Rivers Edge Community Development District.

By: _____

Title: _____

Date: _____

Carl DeRaggy
Asst. Dist. Secretary
8/3/2026



Peer Review
Program

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

TENTH 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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3-4	<u>General Fund</u>
5-11	<u>Narratives</u>
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16-18	<u>Debt Service Fund Series 2018 A1 & A2</u>
19	<u>Capital Reserve Fund</u>
20	<u>Assessment Schedule</u>

Rivers Edge
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
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REVENUES:

Special Assessments - On Roll	\$ 2,748,249	\$ 2,734,704	\$ 13,544	\$ 2,748,247	\$ 3,215,212
Misc Income/Interest	28,000	35,955	2,000	37,955	30,000
Rental Revenue	20,000	17,555	1,500	19,055	20,000
Cost Share Landscaping Rivers Edge II	313,604	235,203	78,401	313,604	405,372
Cost Share Amenity Rivers Edge II	2,365	1,774	592	2,365	-
Cost Share Amenity Rivers Edge III	109,345	82,009	27,336	109,345	35,750
Community Garden	1,500	1,725	-	1,725	1,500
Tennis Revenue	1,000	-	-	-	-
Special Events	20,000	17,052	2,500	19,552	20,000
Carry Forward	121,800	-	377,878	377,878	-

TOTAL REVENUES	\$ 3,365,863	\$ 3,125,976	\$ 503,751	\$ 3,629,727	\$ 3,727,834
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 7,200	\$ 3,000	\$ 10,200	\$ 12,000
FICA Expense	918	551	230	780	918
District Engineer	25,000	10,226	7,500	17,726	25,000
District Counsel	60,000	31,593	15,000	46,593	50,000
District Management	56,040	42,030	14,010	56,040	59,400
Assessment Roll Administration	5,899	5,899	-	5,899	6,200
Dissemination Agent	7,197	6,498	699	7,197	7,415
Information Technology	3,407	2,555	851	3,407	3,500
Website Maintenance	1,755	1,316	439	1,755	1,825
Annual Audit	5,300	6,000	-	6,000	6,300
Trustee Fees	12,500	13,676	-	13,676	12,500
Arbitrage Rebate	1,800	1,200	600	1,800	1,800
Telephone	500	150	350	500	500
Postage	2,500	1,461	1,039	2,500	2,500
Printing & Binding	2,000	414	1,586	2,000	2,000
Insurance	12,165	10,918	-	10,918	14,258
Legal Advertising	2,500	1,320	1,180	2,500	2,500
Other Current Charges	200	670	500	1,170	1,000
Office Supplies	50	9	41	50	50
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 211,905	\$ 143,862	\$ 47,023	\$ 190,885	\$ 209,841
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Operations & Maintenance

Grounds Maintenance

Field Operations Management (Vesta)	\$ 41,230	\$ 30,922	\$ 10,308	\$ 41,230	\$ 43,294
Landscape Maintenance	1,099,201	824,398	274,803	1,099,201	1,200,000
Landscape Contingency	107,000	245,198	-	245,198	157,000
Irrigation Repairs and Maintenance	65,000	104,598	10,000	114,598	100,000
Lake Maintenance	62,000	44,070	17,930	62,000	63,320
Irrigation Water Use	260,000	196,342	105,000	301,342	260,000
Electric	208,300	183,633	60,000	243,633	239,616
Street Lighting & Signage Repairs and Replacements	45,000	43,507	15,000	58,507	52,000
Street and Drainage Maintenance	5,000	580	4,420	5,000	5,000
Repairs and Maintenance	50,000	68,216	15,000	83,216	80,000

TOTAL GROUNDS MAINTENANCE	\$ 1,942,731	\$ 1,741,464	\$ 512,461	\$ 2,253,925	\$ 2,200,230
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Rivers Edge
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>Amenity Center - River House</u>					
General Manager (Vesta)	\$ 48,911	\$ 37,981	\$ 10,930	\$ 48,911	\$ 51,354
Amenity Manager (Vesta)	59,064	44,298	14,766	59,064	59,579
Maintenance Service (Vesta)	109,188	81,891	27,297	109,188	115,760
Lifestyle Director (Vesta)	45,342	34,006	11,336	45,342	47,791
Lifeguards (Vesta)	47,256	23,368	23,888	47,256	50,541
Guest Services (Vesta)	53,228	39,921	13,307	53,228	56,930
Security Monitoring	2,400	2,779	800	3,579	2,600
Security Guards	103,840	84,143	19,697	103,840	104,400
Telephone & Internet	25,000	8,829	2,400	11,229	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	26,061	8,687	34,748	36,903
Pressure Washing	5,000	350	1,000	1,350	2,500
Pool Chemicals (Poolsure)	26,095	15,444	10,651	26,095	28,000
Natural Gas	590	541	180	721	860
Electric	39,720	22,889	10,500	33,389	27,500
Water & Sewer	50,000	40,217	18,000	58,217	46,100
Repair & Replacements	99,043	113,228	15,000	128,228	100,000
Refuse	60,800	18,959	6,600	25,559	26,000
Pest Control	11,000	5,619	2,500	8,119	7,800
Fire Alarm System Maintenance	2,000	11,632	1,500	13,132	4,500
Access Cards	6,500	3,950	-	3,950	3,950
License & Permits	1,800	1,330	470	1,800	1,800
Other Current	8,000	813	500	1,313	8,000
Special Events	50,000	45,367	4,633	50,000	50,000
Holiday Decorations	30,000	26,796	3,204	30,000	30,000
Office Supplies & Postage	3,500	2,877	623	3,500	3,500
Community Garden	500	-	500	500	500
TOTAL AMENITY CENTER - RIVER HOUSE	\$ 1,061,228	\$ 825,950	\$ 208,968	\$ 1,034,917	\$ 1,017,763
<u>Reserves</u>					
General Reserve - Grounds Maintenance	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 150,000
General Reserve - Amenity Center	75,000	-	75,000	75,000	150,000
TOTAL RESERVES	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 300,000
TOTAL EXPENDITURES	\$ 3,365,863	\$ 2,711,275	\$ 918,452	\$ 3,629,727	\$ 3,727,834
<u>Other Sources/(Uses)</u>					
Interlocal Transfer In/(Out)	-	-	-	-	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 414,701	\$ (414,701)	\$ -	\$ -

Rivers Edge
Community Development District
Budget Narrative
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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
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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
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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
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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.

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Community Development District
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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 Off Duty	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
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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
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Expenditures – Amenity Center (continued)
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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 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 709,452	\$ 705,909	\$ 3,496	\$ 709,405	\$ 709,404
Interest Earnings	5,000	20,344	1,500	21,844	5,000
Carry Forward Surplus ⁽¹⁾	357,500	361,163	-	361,163	380,496
TOTAL REVENUES	\$ 1,071,951	\$ 1,087,415	\$ 4,996	\$ 1,092,411	\$ 1,094,900
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
TOTAL EXPENDITURES	\$ 707,178	\$ 711,915	\$ -	\$ 711,915	\$ 705,825
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 707,178	\$ 711,915	\$ -	\$ 711,915	\$ 705,825
EXCESS REVENUES (EXPENDITURES)	\$ 364,774	\$ 375,500	\$ 4,996	\$ 380,496	\$ 389,075
⁽¹⁾ Carry Forward is Net of Reserve Requirement				Interest Due 11/1/27	<u>\$ 221,400</u>

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	227,913
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			\$ 8,670,000	\$ 5,590,700	\$ 14,973,260

Rivers Edge
Community Development District
Approved Proposed Budget
Debt Service Series 2018 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments Tax Roll	\$ 458,917	\$ 451,402	\$ 2,236	\$ 453,638	\$ 453,638
Interest Earnings	5,000	11,111	1,000	12,111	5,000
Carry Forward Surplus ⁽¹⁾	214,750	222,348	-	222,348	213,922
TOTAL REVENUES	\$ 678,667	\$ 684,861	\$ 3,236	\$ 688,097	\$ 672,559
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	164,523	-	164,523	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	\$ 474,175	\$ -	\$ 474,175	\$ 462,305
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 464,305	\$ 474,175	\$ -	\$ 474,175	\$ 462,305
EXCESS REVENUES (EXPENDITURES)	\$ 214,362	\$ 210,686	\$ 3,236	\$ 213,922	\$ 210,254

⁽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 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
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REVENUES:

Special Assessments - Tax Roll	\$ 444,246	\$ 441,831	\$ 2,188	\$ 444,020	\$ 444,020
Special Assessments - Prepayment	-	6,122	-	6,122	-
Interest Earnings	5,000	10,686	800	11,486	5,000
Carry Forward Surplus ⁽¹⁾	110,095	119,930	-	119,930	133,209

TOTAL REVENUES	\$ 559,341	\$ 578,569	\$ 2,988	\$ 581,557	\$ 582,230
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EXPENDITURES:

Series 2018A-1

Interest - 11/1	\$ 47,752	\$ 47,752	\$ -	\$ 47,752	\$ 45,108
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	38,859	-	38,859	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	\$ 448,348	\$ -	\$ 448,348	\$ 433,748
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Other Sources/(Uses)

Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL EXPENDITURES	\$ 433,473	\$ 448,348	\$ -	\$ 448,348	\$ 433,748
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EXCESS REVENUES (EXPENDITURES)	\$ 125,868	\$ 130,221	\$ 2,988	\$ 133,209	\$ 148,482
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⁽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	\$ 527,156	\$ 2,022,156

Rivers Edge
Community Development District
Approved Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Interest Income	\$ 10,000	\$ 22,404	\$ 3,000	\$ 25,404	\$ 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	374,063
TOTAL REVENUES	\$ 1,286,361	\$ 1,283,867	\$ 153,000	\$ 1,436,867	\$ 689,063

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	-
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	192,324	-	192,324	10,000
Capital Outlay - RiverHouse Pool Repairs (Crown Pools, Inc.)*	-	673,070	-	673,070	-
Other Current Charges	1,000	89	200	289	1,000
RiverHouse Patio Furniture (C/S)	-	-	-	-	10,877
RiverTown Blvd. Asphalt Resurfacing (C/S)	-	-	-	-	45,319
NorthLake Park Renovation (C/S)	-	-	-	-	21,753
RiverTown Blvd. Fencing Replacement (C/S)	-	-	-	-	32,630
RiverFront Park Parking Lot (C/S)	-	-	-	-	29,004
RiverTown Entrance Pump/Filtration (C/S)	-	-	-	-	36,255
Tennis Court Resurfacing (C/S)	-	-	-	-	7,976
RiverClub Expansion Joint (C/S)	-	-	-	-	18,128
TOTAL EXPENDITURES	\$ 265,900	\$ 937,237	\$ 125,567	\$ 1,062,804	\$ 253,910

Other Sources/(Uses)

Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 265,900	\$ 937,237	\$ 125,567	\$ 1,062,804	\$ 253,910
EXCESS REVENUES (EXPENDITURES)	\$ 1,020,461	\$ 346,630	\$ 27,433	\$ 374,063	\$ 435,153

*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	\$ 374,063	
Contributions	443,883	300,000	
Interest Income	74,251	15,000	
Expenditures	(168,082)	(253,910)	
Anticipated Balance	\$ 1,930,519	\$ 435,153	\$ (1,495,366)

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				

A.

RESOLUTION 2026-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2026, submitted to the Board of Supervisors (“**Board**”) of the Rivers Edge Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Rivers Edge Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND – SERIES 2016	\$_____
DEBT SERVICE FUND – SERIES 2018	\$_____
DEBT SERVICE FUND – SERIES 2018 A1 & A2	\$_____
CAPITAL RESERVE FUND	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST 2026.

ATTEST:

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2027

B.

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Rivers Edge Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid

to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST 2026.

ATTEST:

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll