Rivers Edge
Community Development District

September 16, 2026

AGENDA

Rivers Edge
Community Development District

www.RiversEdgeCDD.com

September 9, 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, September 16, 2026, at 11:00 a.m. at the Rivertown Amenity Center, 156 Landing Street, St. Johns, Florida 32259**.
Following is the agenda for the meeting:

I. Roll Call

II. Audience Comments Related to Agenda Items (Limited to 3 minutes per person)

III. Approval of the Consent Agenda
   A. Minutes
      1. July 1, 2026 Special Joint Meeting
      2. August 19, 2026 Regular Board Meeting
   B. Financial Statements as of July 31, 2026
   C. Check Register

IV. Staff Reports
   A. Landscape Maintenance - Report
   B. District Engineer
   C. District Counsel
   D. District Manager – Discussion of the Fiscal Year 2027 Budget
   E. General Manager – Monthly Amenity, Field Operations and Pond Reports

V. Discussion of Notice of Violations and Reimbursement for Damage to District Property

VI. Discussion of FPL Lighting

VII. Discussion of Sidewalk Repairs

VIII. Discussion of Pond Maintenance Addendum (Meadows)

IX. Consideration of Landscape Maintenance Services Addendum (Springs)

X. Discussion of Outside Activities and Amenity Rental Rates at the RiverHouse

XI. Discussion of "100 Men Who Care Club" Facility Usage

XII. Consideration of Flock Agreement Renewal

XIII. Consideration of Temporary Facility Use Request (RiverFront Park)

XIV. Consideration of Resolution 2026-09, Setting a Public Hearing to Adopt Amended Rules of Procedure

XV. Consideration of Resolution 2026-10, Setting a Public Hearing to Adopt Amended Rules of Procedure

XVI. Consideration of Resolution 2026-11, Declaring a Vacancy in Seat 4 as of November 17, 2026

XVII. Other Business

XVIII. Supervisor Requests

XIX. Audience Comments

XX. Next Scheduled Meetings – October 21, 2026 at 9:00 a.m. at the RiverHouse

XXI. 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.

1.

Minutes of Meeting
Rivers Edge, Rivers Edge II, and Rivers Edge III
Community Development Districts

A special meeting of the Board of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Wednesday, July 1, 2026 at 10:02 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Rivers Edge

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

Rivers Edge II

D. J. Smith	Chairman
Jason Thomas	Vice Chairman
Jason Reid	Supervisor
Phillip Brandt	Supervisor
Jarrett OLeary	Supervisor

Rivers Edge III

D. J. Smith	Chairman
Jason Thomas	Vice Chairman
Stacy Robertson	Supervisor
Jarrett OLeary	Supervisor

Also present were:

Corbin deNagy	District Manager
Matt Biagetti	GMS
Mary Grace Henley	District Counsel
Lauren Gentry	District Counsel by telephone
Jason Davidson	Vesta/Amenity Services
Richard Losco	Vesta/Amenity Services
Kevin McKendree	Vesta/Amenity Services
Kim Fatuch	Vesta/Amenity Services
Ken Council	Vesta/Amenity Services

The following is a summary of the discussions and actions taken at the July 1, 2026 joint meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. deNagy called the meeting to order at 10:02 a.m. and called the roll.

SECOND ORDER OF BUSINESS **Audience Comments**

There being none, the next item followed.

THIRD ORDER OF BUSINESS **Consideration of Proposals for Landscape and Irrigation Maintenance Services**

Mr. deNagy stated you have four bids before you and you have had an opportunity to review those bids and I believe representatives of all the companies are here today and we will give them a few minutes to present their proposals, we will then have discussion then go into the scoring.

Ms. Henley stated some of you have done numerous of these and some are first timers. I will go over procedural notes before we get started. This is a formal RFP and is governed by not only the Districts' policies but Florida Law on all government procurement. There are strict limitations on what can be considered outside of the bid process. The award of the contract today is based on the evaluation criteria that we set up. District staff reviewed the submissions, and we reviewed for legal sufficiency. There are two items we flagged that we want to bring to your attention before we get started with two of the bidders. There are two ways to think about this, or two types of discrepancies; there is a material defect or an immaterial irregularity. Material defect means that the bid can be disqualified and immaterial can be waived by the boards, and taken into account in the scoring. Unfortunately, there was one bidder that did not submit the required bid bond that was required. We would consider this a material legal insufficiency. You can disqualify the vendor or consider the proposal without the bid bond and take that into account in your ranking. Ruppert did attend the first mandatory pre-bid meeting but did not attend the second one. The material issue is the lack of a bid bond.

Supervisors Baron and McIntyre joined the meeting at this time.

On MOTION by Mr. White seconded by Mr. Cameron with all in favor Ruppert was disqualified by Rivers Edge.

On MOTION by Mr. Reid seconded by Mr. Brandt with all in favor Ruppert was disqualified by Rivers Edge II.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Ruppert was disqualified by Rivers Edge III.

Ms. Henley stated the other legal issue we wanted to flag was Yardnique's proposal they did submit all the required forms, they were all signed, but none of the forms were notarized. This is not as cut and dry and the bid bond issue, it is something that is up to you if you see that as a material deficiency. Legally speaking, that means the other forms from the other bidders were submitted under oath. My recommendation would be to move forward with scoring but that is something to keep in mind when you are scoring.

Mr. deNagy stated a maximum of 20 points in the scoring of this bid is for cost, which calculated with a formula based on the lowest proposed cost divided by the proposer's cost multiplied by 20 points. Yardnique was the lowest price so based on that formula Yardnique would get 20 points, ULS would get 19.15 points, Yellowstone would be 16.35 points.

Representatives of ULS, Yardnique and Yellowstone each gave a presentation on what they felt were the strong points of their company followed by a Q&A by the board members on mulch, number of irrigation techs, outsourcing, amount of pine straw, training of new employees, current resources, irrigation repairs, and number of employees dedicated to the district.

After the presentations, each board approved a scorecard with scores for each proposer for each criteria that was established for purposes of ranking the bids. That discussion resulted in the following overall scores:

Rivers Edge: Yardnique total 78, ULS total 83.15, Yellowstone total 91.35

Rivers Edge II: Yardnique total 80, ULS total 79.15, Yellowstone total 96.35

Rivers Edge III: Yardnique total 80, ULS total 79.15, and Yellowstone total 96.35

Mr. deNagy stated the average for Yardnique would be 79.33, ULS would be 80.48 and Yellowstone would be 94.68.

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor the scoring as read into the record was approved and a contract will be awarded to Yellowstone for Rivers Edge CDD.

On MOTION by Mr. Reid seconded by Mr. Smith with all in favor the scoring as read into the record was approved and a contract will be awarded to Yellowstone by Rivers Edge II CDD.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the scoring as read into the record was approved and a contract will be awarded to Yellowstone by Rivers Edge III CDD.

FOURTH ORDER OF BUSINESS **Discussion of Capital Plan**

Mr. deNagy stated this item was added to the agenda. We initially talked about just the landscape maintenance RFP but we had a request to have this discussion at the joint meeting. This is the capital projects list you have seen over the last few months. These are the capital projects your onsite staff put together as a plan for what we think is going to happen in fiscal year 2027. The purpose of putting these projects into your capital reserve budget was that we would break these items out as a cost share and, by adopting the capital reserve budget, you are telling staff that you want to move forward with these projects. The intent is by having you approve this upfront, that would save us from having to come back to you and get cost-share approval for each item. The boards are not obligated to do it this way.

Mr. Maynard asked is there a priority to this list in order of timing?

Mr. McKendree stated it is not in a priority listing.

Mr. Maynard stated if all of those were approved, you have a priority order of how those get approved.

Mr. deNagy stated to be clear I did give you copies of each district's capital reserve budget. I had the proposed capital reserve contributions, which covers all these costs. There is funding to do these projects.

Mr. Maynard asked if we budget X for one of these projects and a bid comes in above that cost? Are you going to come to each board for approval to exceed that cost?

Mr. Davidson stated yes, if we give you a budgeted amount of $100,000 and it comes in at $107,000, we will bring that back to the board for approval.

Mr. deNagy stated if it comes in above the projected cost, we would bring that back to each board but if it came in under that cost, we would bring the proposals to the home district for the project for award but we don't go back to the other two district's because they have already approved the cost share.

Mr. Baron stated awarding the contract will always be done by the board.

Mr. deNagy stated yes.

Mr. Baron stated my other concern is making this known to the public so the contractors know what we have approved. I propose pulling the two highest items, the RiverFront park and the pool costs and approve the rest of the budget accordingly.

Mr. deNagy stated if that is the way you want to go, I would take it out of your expenditure budget but the contribution would still be there. We can modify the budget if you want to add it later, but it wouldn't affect your ability to do the project.

After discussion it was the consensus of the three boards to remove the following items from the capital reserve budget: pool equipment, RiverFront Park dock, pickleball and tennis courts survey, basketball hoops, RiverHouse fencing and parking lot, and playground.

FIFTH ORDER OF BUSINESS **Other Business**

There being none,

On MOTION by Mr. Cameron seconded by Mr. White with all in favor the Rivers Edge meeting adjourned at 12:02 p.m.

On MOTION by Mr. Reid seconded by Mr. Brandt with all in favor Rivers Edge II adjourned at 12:02 p.m.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Rivers Edge III adjourned at 12:02 p.m.

July 1, 2026

Rivers Edge CDD,
Rivers Edge II CDD, and
Rivers Edge III CDD

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Secretary/Assistant Secretary Chairman/Vice Chairman

2.

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

Present and constituting a quorum were:

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

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel by telephone
Ryan Stillwell	District Engineer by telephone
Jason Davidson	Regional General Manager, Vesta
Richard Losco	General Manager, Vesta
Kevin McKendree	Field Operations, Vesta
Kimberly Fatuch	Assistant General Manager, Vesta
Lisa McCormick	Vesta/Amenity Services
Ken Council	Amenity Manger, Vesta
Mike Scuncio	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the August 19, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Audience Comments**

There being none, the next item followed.

THIRD ORDER OF BUSINESS Approval of the Consent Agenda

A. Minutes of the June 17, 2026 Meeting

B. Financial Statements as of June 30, 2026

C. Check Register

Mr. deNagy stated there is $747,484.72 pending cost share back to Rivers Edge. We were waiting on all those invoices to come in before we went back to Rivers Edge II and III and asked for their proportionate share of those projects. I think moving forward we need to reflect that more clearly in the balance sheet or in the capital reserve fund and make it very clear that these very large pending items are pending reimbursement, and you can see a certain dollar amount due from the other districts.

Mr. Baron stated I engaged yesterday with Jim Oliver at GMS and said we are no longer the banker. This is not the way a CDD runs and operates. If GMS was not GMS in II and III but other entities, you would have direct billings to those other two CDDs. There are options on the table I'm discussing with GMS on how we proceed forward so that we are no longer the banker and paying for things, losing interest and getting reimbursed months after the fact. At the time we enter into a contract we are asking for reimbursement of that amount on that contract. If it turns out they need a 50% down payment, you are getting reimbursed right then and there. I will come back to the board next month with recommendations.

Mr. McIntyre stated I think Fred is on the right path and we will see what our options are.

On MOTION by Mr. McIntyre seconded by Mr. Cameron 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 August, copy of which was included in the agenda package.

Mr. White stated there has been a lot of conversation about the rain gauges, storms are coming through and the sprinklers are still running at full capacity.

Mr. Scuncio stated those are wireless rain sensors, and it takes an army, so if residents see anything they need to let us know the location so that we can have a tech go to that location.

B. District Engineer – Acceptance of Public Facilities Report

Mr. Stillwell stated our public facilities report is in your agenda package and is a requirement every seven years to be updated.

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor the public facilities report was accepted.

Mr. Stilwell stated the stop sign was installed today at Grand Bridge and Rivertown Main adjacent to the school, and that was the update to the traffic plan.

C. District Counsel

Ms. Gentry stated you probably saw the email from my firm reminding you to complete your ethics training for 2026. Any supervisors leaving the board this year don't have to meet that requirement but if you stay on the board then you do.

You have seen our legislative newsletter and the governor vetoed two of the bills that passed: the e-bike bill and the sovereign immunity increase.

We did put out some preliminary information to district managers on a new requirement that takes effect January 1st. Previously, it was optional for local governments to accept credit cards, debit cards and electronic payments for certain types of required fees; now it is mandatory. We have until January 1st to implement that. It doesn't affect your assessments, those are still collected on the tax bill, but for other things like rental fees we need to make sure we are compliant with that.

D. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

Mr. deNagy stated Rivers Edge is the oldest district, and you have capital projects coming up because it is older infrastructure. One of the challenges of this process is you meet after Districts II and III and we would like to switch them so that Rivers Edge meets at 9:00 a.m. and II and III would move to later. They didn't have any issues with that, and they did provide a contingency that if you didn't want to do that they would revert back to 9:00 a.m. It is a discussion for the board but process-wise it would make things a lot easier to go through the cost share items. It is an effort to refine the cost share process.

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the fiscal year 2027 meeting schedule was approved with meetings starting at 9:00 a.m. and the March, May, and August meetings remaining at 5:00 p.m.

2. Consideration of Goals & Objectives for Fiscal Year 2027

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the fiscal year 2027 goals and objectives were approved.

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

Mr. Losco stated I have several updates to the monthly report that was provided to you. The primary election was held in the RiverHouse yesterday from 7 a.m. to 7 p.m. and approximately 1,800 residents came through. We would like to thank Olivia Walters, one of our lifeguards, for her outstanding performance of saving two lives at the RiverHouse family pool on June 20th and June 24th. Her dedication, professionalism and training were paramount in eliminating two disasters before it happened. We want to give a big thank you and recognize her dedication in keeping the community safe. I also want to give accolades to the Vesta Lifeguard Team for their preparedness and training to save lives and to respond to medical emergencies here. I would like to thank our amenity manager, Ken Council, he oversees the lifeguard department and has done a wonderful job of preparing the lifeguards for this summer season.

Mr. Maynard stated I was there one of the days one of those children was rescued and I have heard more positive comments this year about our lifeguards than ever before.

Mr. Losco stated the St. Johns enrichment program here at the RiverHouse, the school has paid for the replacement of the Pella window that was broken. The receipt was in the amount of $2,194.27, and we are awaiting an installation date.

The irrigation reimbursement update, we have received notification from the City of Jacksonville risk management department they are currently reviewing the claim with JEA for causation of the incidents. We are still waiting on a written response to continue trying to settle the claim. We are seeking reimbursement for District I in the amount of $16,728.27.

We have the Bartram Trail High School swim team and they are utilizing the RiverHouse complex that includes the lap pool and soccer field until November. Their new swim schedule for the facility is Tuesday through Friday from 4:30 to 6:30 at the lap pool. They are also utilizing the soccer field on Mondays if they need to for conditioning. I did speak with Chairman McIntyre on May 28th concerning discussion of an addendum to the license agreement for the usage fee per year to offset costs of the district. He wanted to defer discussion until the November meeting due to it being so close to the end of summer swim season. We are seeking confirmation from the board that we have approval to continue under the current license agreement for the swim team and we will have a discussion of the annual use fee at the November meeting.

Mr. White stated I think this is a much larger conversation in regard to the school district as a whole and our CDD. Hallows Cove has been utilizing amenities within the community since last year that include: the RiverClub for teacher planning meetings for approximately 70 attendees, the RiverHouse for PTO meetings, the RiverLodge for teacher gatherings, community back to school events where we have provided a booth for them. The RiverLodge has received shipments for the school when they weren't open yet. The RiverClub had a teacher Christmas Party, the River Lodge has had cheer team registration, and the RiverClub has an end of the year teacher gathering. Also PTO meetings at the RiverClub, which they did not end up using that space. There have been things that have been approved but there really hasn't been any financial exchange to the CDD in regard to usage of these areas.

We pay into the CDD as homeowners for the common areas and the amenities. We pay taxes for there to be a school and for the school to have the support they need to get the things they need to get done. There has been an uproar about the dance team. It is not a team; it is more of a club because the school doesn't recognize them as a team. Yet, the school invites them for pep rallies to dance during basketball games and other school events. They are a Hallows Cove dance team, but they want to rent our aerobics studio for their practice, and they are willing to pay for it.

Mattamy gifted that property to the county to be used as a school for the residents of the community, but we are also paying CDD fees for us to have the amenities that we pay for. I feel we are double paying for things that we don't necessarily need to be double paying for. I understand the swim team has been able to use the facility for no cost since the pool was opened and is a conversation that needs to be revisited.

Mr. McIntyre asked can this wait until November so we can have a comprehensive conversation and deal with the whole thing?

Mr. White stated that gives us two months to hash this through we are going to need that much time to figure out what this looks like.

Mr. McIntyre stated we need to look at every outside agency that is either already in here for free, paying or those who have expressed interest, we need more continuity and maybe categorize between organizations, and everybody needs to pay their fair share.

Ms. Gentry stated I do recommend treating all the organizations similarly. Whether to charge for the use is a policy decision for the Board, but from a legal standpoint we need to make sure they have insurance, waivers, and they are indemnifying us against any damages or injuries that occur on our property. Corbin and I will get with Vesta and get our arms around what activities are happening so we can bring that back at a future meeting and have some recommendations for you.

Ms. Fatuch stated the dance team pays $50 for the use of the room, and they asked if they could use it every Tuesday until December. They have not said anything about not wanting to pay. I want you to be aware that they do want that on the agenda for September.

Mr. White stated the school was going to charge them $2,700 to use the school. I need a better understanding of why the school is charging for something.

Mr. Davidson stated we will look at neighboring communities and see how they approach the situation.

On MOTION by Mr. Maynard seconded by Mr. White with all in favor for the Bartram Swin School to continue operating under the existing license agreement through this season.

Mr. Losco stated in relation to the stop sign that is being installed today at Grand Bridge and Rivertown Main we have submitted an eblast to the residents informing them that the installation is today.

On the reimbursement of the Arbors Park golf cart damage in the amount of $3,000 we have been notified and confirmed that the golf cart owner and driver that we first pursued for collection was incorrect. We have resubmitted the collection letter on August 14th to the rightful owner of the golf cart and requested reimbursement of damages. The letter gives them 30-days to make payment and offers an opportunity to address the board at the September meeting. The district does reserve the right to impose a suspension of privileges for the household if it is not received within the timeframe specified in the letter.

FIFTH ORDER OF BUSINESS **Consideration of Mattamy Request for Conveyance of Portion of Offsite Stormwater Road**

Mr. deNagy stated we have talked about this for several months and the last time we were waiting an offer from Mattamy. They were going to get an appraisal that portion of the parcel as an offer to the district. They did forward a couple different appraisals and I worked with Supervisor Baron on that and settled on a $50,000 payment.

Mr. Baron stated there is one other caveat and that was with the maintenance fees. We didn't address the maintenance fees, but Ms. Gentry will address that.

Ms. Gentry stated tonight if the Board is comfortable with that dollar amount, then we will paper that in a purchase and sales agreement. It would provide a period of time for Mattamy to do due diligence, negotiate any other pieces of the sale, and then close. The agreement would be contingent on us negotiating a successful cost share for ongoing maintenance costs that would run with that land so that whoever owns that land is contributing to the maintenance costs. That will be done through due diligence period. It will also put the obligation for any permit modifications or anything like that on Mattamy on an ongoing basis. Essentially, we would protect the district and disclaim everything, make them responsible for any costs associated with the closing. That purchase and sale agreement will document those terms; they will have a period of time for us to negotiate that maintenance agreement, and then if everything is satisfactory, we can close within 60 or 90 days.

> On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the purchase and sale agreement for $50,000 with the condition of successfully negotiating an O&M maintenance cost share attached to the property and all costs associated with the transaction or permit modifications to be Mattamy's responsibility was approved.

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

This item was tabled.

Mr. Stillwell left the conference call at this time.

The Board raised concerns about AT&T doing work on CDD property without an easement in place. Ms. Gentry stated that staff will confirm and she will send a cease and desist if needed.

SEVENTH ORDER OF BUSINSES **Consideration of Cost Share Request for RiverHouse Renovation Project**

Mr. Losco stated Brian Butch who is a member of the 100 Men Who Care St. Johns Club wants to talk to the board about consideration of possible usage of the RiverHouse on a quarterly basis.

Mr. Butch stated we meet quarterly. Our goal is to get more than 100 men; right now we are at 55. If everyone gives $100, with 100 men that is $10,000, and we can give to three non-profits. Our first quarterly meeting was in June.

Mr. Baron asked why is this different than any other clubs?

Ms. Gentry stated according to our policies clubs are not supposed to generate income. If the board is interested in facilitating this request, I suggest you let me work with Richard and this gentleman and we can bring something back to your next agenda since this falls outside the normal framework.

It was the consensus of the board to authorize district counsel to work with Vesta and bring this item to the next agenda.

Cost share request for RiverHouse

Mr. Losco stated we have two cost share requests in front of you. The first is for funds for the construction of the project. This is an adopted budgeted item in fiscal year 2026 in the amount of $80,000, and includes three estimates. The second cost share request is for furnishings and décor and it is with First Coast Collective in the amount of $90,172. This item was not budgeted as a cost share item and was not a budgeted item for the current fiscal year.

Mr. Maynard asked did the other two district consider this at their meeting today?

Mr. McIntyre stated they met and decided on it, but they have a caveat.

Mr. White asked how many total quotes were there?

Mr. Losco stated three for construction and one for décor.

Mr. White stated I have questions regarding the décor. It says the grand total is $90,172. It says the kitchen would be $11,640, all other interiors $13,270, it looks like all sitting areas plus kitchen total not including TBD items is $72,137, shipping $18,000 for a grand total of $90,000. There is no pricing for paint.

Mr. Losco stated paint is on the construction side.

Mr. White asked, cabinets, hardware construction side they are quoting $19 each for a cabinet pull, it seems excessive.

Mr. McIntyre stated there are some furnishing items that we are going to talk about, we are working on a few things but this is just to get everyone an overall view of what is coming. A lot of these things can be reworked. This is what the plan is offering but there are some things that are too big in the grand scheme of things that we can modify or change.

Mr. White asked are the furnishings commercial grade?

Mr. McKendree stated yes.

Mr. White asked is there a warranty on those items?

Mr. McKendree stated there are lot of different vendors she deals with. I don't have that answer. It's going to be wear and tear meaning we are going to be the ones destroying that. Nobody is going to warranty anything for wear and tear.

Mr. Baron stated you are not going to get much out of a warranty. I have experience in this one. We do ask if we can buy an extended warranty that covers everything and is that can be included.

Ms. Fatuch stated the furniture is what they would have in hotels, with high traffic areas.

Mr. deNagy stated what the vote was on Rivers Edge II and III goes back to the difficulty of them meeting before you. Initially, it was $100,000 giving you a little flexibility in terms of how much they were willing to cost share between them. Rivers Edge II and III stated their preference was Houser Construction and discussed in previous meetings they had the more inclusive bid.

Ms. Gentry stated they approved a not to exceed of $100,000.

Mr. deNagy stated their condition is they would not want the St. Johns Enrichment students here potentially causing damage after you do this renovation. They will only contribute to the cost-share if the license agreement is revoked.

Mr. Baron asked is there a timeline of when the construction has to be complete?

Mr. Losco stated we are closing this facility down September 21st. Thanksgiving is a realistic timeline to open back up.

Mr. Baron asked Lauren can you look at the contract, if the contractor delays beyond a certain point that there are penalties for that delay back to the CDD?

Ms. Gentry stated we have language for liquidated damages when projects are time sensitive. We could include that and sometimes contractors will not do that, but we can try to negotiate that.

Mr. McIntyre asked was it Vesta's recommendation for Houser?

Mr. Losco stated yes.

Mr. McIntyre stated on your experience with them, how do you think that will go?

Mr. Losco stated they laid out a six-week schedule.

Mr. Maynard asked what is our contract with the Enrichment School?

Ms. Gentry stated in February this board granted a license agreement for the 26/27 school year that allows them to use our facility through July 31, 2027. It includes this September.

Ms. Fatuch stated they are in here every Thursday and this would affect seven of their dates, but I have spoken with them about this. She can utilize the outside, the little hut in here and she is asking to use the dance room.

Mr. McIntyre asked is it a II and III condition that they are gone permanently?

Mr. Cameron stated yes.

Mr. Baron stated there is contract language for termination.

Ms. Gentry stated yes, the contract allows the district to terminate, but the board also required $2,500 payment for the school year and it was due August 1st.

Mr. Maynard asked in the future are there going to be other caveats from them holding cost share unless we do X, Y. Z?

Mr. McIntyre stated I don't think this is one we can get around and I see where they are coming from. This is an expensive venture, everything is going to be new and unfortunately, kids don't have the capacity of forethought that they have to be careful with this sofa, etc.

Mr. White stated this facility was not designed to have kids in here every week and we flexed for years at no cost. We have to decide if we are willing to give up $120,000 of a cost share for an income of $2,500?

Mr. McIntyre stated she is already making plans for the construction period but does she have time to find a permanent place?

Ms. Gentry stated because we were not aware of this condition we do not have the agreement on the agenda. I recommend you put that on the agenda for September. The agreement has very permissive cancellation terms, it says the license is a mere privilege and may be immediately suspended or revoked with or without cause at the sole discretion of the district. Contractually, you have the ability to revoke it for any reason at any time, but I suspect if you take action tonight you might expect a lot of comments at the next meeting.

The Board discussed alternative locations for the Enrichment Group to utilize through December, the possibility of terminating the agreement for calendar year 2027, and options for a pro-rata refund of the license agreement fee.

Mr. McIntyre stated given the amount of money we are investing in this space, we need to rethink the amount we charge for rent.

Ms. Gentry stated you need to have a hearing for rental fees, but we will have a resolution setting that at your next meeting.

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor the proposal from Houser Construction in the total amount of $98,908 with $36,185.39 for CDD I's cost share was approved.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the proposal from First Coast Collective for furniture in the amount of $90,172 was approved.

Ms. Gentry stated regarding the position by Districts II and III at this time if the board would like to accept that we would need a motion to send notice of cancellation to the Enrichment group. The Board directed that the Enrichment Group could continue as approved until the project starts, then utilize alternative indoor arrangements such as the fitness room or the pavilion space through December 3rd at the rate of $50 per session. The license agreement will be terminated at close of business December 3rd. The Enrichment Group would receive a pro rata refund based on the project start date.

On MOTION by Mr. Maynard seconded by Mr. White with all in favor alternative arrangements for the St. Johns Enrichment School was approved through December 3rd at the rate of $50 per session and staff was authorized to terminate the license agreement effective close of business December 3rd and refund the pro rata of the $2,500 based on their start date.

EIGHTH ORDER OF BUSINESS **Ratification of Emergency Repair on Waterfall Bridge**

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor the emergency repair on the water fall bridge with KAD Electric Company in the amount of $8,400 was approved.

NINTH ORDER OF BUSINESS **Ratification of Engagement Letter with Grau & Associates for Fiscal Year 2026 Audit**

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2026 audit was ratified.

TENTH ORER OF BUSINESS **Public Hearing for the Purpose of Adopting the Budget and Imposing Special Assessments for Fiscal Year 2027**

Mr. deNagy gave an overview of the budget, with a proposed 17% increase in assessments. You'll recall this budget started with the fiscal year 2026 budget. There was an adjustment to the cost share model that resulted in the loss of $400,000 cost share revenue that is used to offset the district's costs. This $400,000 went back on to the residents at Rivers Edge CDD. Two of the things this Board decided to lower the assessment increase was the use of $121,800 of carryforward surplus and the reduction of capital reserve contributions. This Board historically was around $400,000 to $500,000 capital reserve contributions. That was reduced to $150,000 in this year's budget. Fast forward to fiscal year 2027, you are still feeling the effects of that loss of $400,000. As I mentioned last year, the use of carryforward funds is one-time money. Once you use those funds, it goes away. And the reserves went down to $150,000. In the fiscal year 2027 budget, it's proposed to go back up to $300,000. You can see the shift in the loss of that revenue, and this budget reflects that correction before hopefully moving forward you get to a more level funding. Where you are seeing a bigger increase is in grounds maintenance. You can see in this year's financials that the landscape contingency line is too low. Your actuals this year are $245,000. The cost of mulch and annual replacement, all the supplemental items outside of Yellowstone's contract are costly landscape items. The landscape maintenance and landscape contingency budgets will ultimately need to be adjusted. I am waiting on Yellowstone's final contract amount for fiscal year 2027. Ultimately, I think you will be on target between the two numbers assuming you use Yellowstone for those additional uncontracted items.

Mr. Baron stated we have $750,000 cost share pay back coming in that is not listed. We are going to put that in the area of the reserve. Similar to previous years, we can still do an offset and still have a huge carryover in that reserve area even including the 300 and lower the assessment value from the 17% down to something else. So, you either hold the $1.2 million in reserve and keep the 17% or you lower the $1.2 million in the reserve and lower the residential 17% down to something else.

Mr. McIntyre asked do you have a number?

Mr. Baron stated if you run through the prior years what we had is we used some of that money and said to the residents we are not going to increase your taxes. For two years we didn't increase taxes. That cannot go on forever. You still have the cost of living. If we held $500,000-$600,000 in that reserve, you would be in that 9% to 12% area. Max at the 12%. We can still lower that percentage down. My recommendation is the board go no less than 6% but not higher than 12%.

Mr. deNagy explained the proposed budget cut as much as possible to mitigate any sort of assessment increase. Ultimately, the Board makes the determination on the amounts to set, and this proposed budget includes $300,000 to the capital reserve. When you look at the projected next 3 months for the capital reserve budget, what is not included in there is $747,000 coming back into the capital reserve fund. That is money that went out over the last two years that is coming back in. What I estimated, with the $747,000 included, is end of the fiscal year about $1.2 million. So, when looking at fiscal year 2027, it's not a carryforward of $374,000, it's about $1.2 million. I do also want to point out that in the July 1 joint meeting, there were a number of items that you wanted to remove from the capital reserve budget for various reasons. These projects would still come before the Board as supplemental requests. There are a number for expenditures that are not reflected in this portion of the budget so keep that in mind.

Mr. Cameron brought up the condition of the roads and concern about future cost share.

Mr. Baron stated the Board has the option to use bonds to cover the paving. There are other options than the reserve. My personal recommendation is to either go with 9% or 9.71% or the 12%, don't go higher than 12%.

Mr. McIntyre asked with the 9 or 12% and taking some of that $750,000 to keep the assessment down, what are some possible things that we may not be able to do?

Mr. Baron stated you have enough in the reserve to do all the things you're asking to do. I think you are safe with either the 9 or 12%. You have an ample cushion with either the 9 or 12%. Corbin can you go over the numbers?

Mr. deNagy stated if you want to get to a 9.71%, what you are saying is you want to take $200,000 from the capital reserve and use it as carryforward surplus. If you want to get that down to 6.08%, what you are saying is you want to take $300,000 from the capital reserve and put it in the general fund.

Mr. McIntyre asked what did we have last year in the capital reserve?

Mr. Baron said about $511,000.

Mr. McIntrye asked weren't we short in the capital reserve because the study was old.

Mr. Baron said the lowest number now is what we have right because we loaned out so much.

Mr. deNagy stated the reserve study says you should have $1.9 million. I mentioned this during last year's budget meeting, is the reserve study doesn't factor in the cost share agreement which was part of the justification to lower the capital reserve contributions in last year's budget.

Mr. Cameron said I can't go below 12%.

Mr. McIntyre said my concern is I want to do the right thing for the community. I don't want their assessment to go up, it's my assessment as well. But, this past year, we've had a lot of big emergencies, and we fixed a lot, we got the pool redone, the lighting, fencing, we got the pickleball courts. I want to make sure we have enough.

Mr. Baron stated the key that I am trying to do is there were two years of flat line, no cost-of-living increase. Now, you are doing a spike. We are trying to avoid the spikes. It can go between 9 and 12%. You can say a percentage, and we can calculate that number.

Mr. Maynard stated I say this every year, I caution on having a higher reserve. I sat through a natural disaster, and we were fortunate to have a substantial reserve that we were able to draw from to cover expenses. These amenities aren't getting newer; they are getting older. I would caution on leaning toward the upper end of that 9 to 12%. Not the full 17. If we can not go that high, I would support that, but at the same time I want to make sure we are not putting ourselves in a negative position.

Mr. McIntyre asked what percentage between that 9 and 12% do you figure?

Mr. Maynard stated 10 to 12%.

Mr. Cameron stated I am comfortable with 12.

Mr. McIntyre said I am comfortable with 10 or 12.

Mr. Baron stated can we compromise on 11%?

Mr. deNagy stated to be clear the $747,000 is a reimbursement for costs from what you already paid. At 11%, you would have to use $164,656 from your reserve to use as carryforward surplus.

On MOTION by Mr. McIntyre seconded by Mr. Maynard with all in favor both public hearings were opened.

Ms. Fowler questioned the amount going into reserves in different years and felt 17% increase is very high and stated I agree that the school should pay their fair share for the wear and tear on our facilities that we pay for and they are using our courts. The proposed fee is too low.

Mr. McIntyre stated we are going to address all the fees in a future meeting to ensure that we have enough to offset mishaps, repairs and replacements.

Ms. Mollohon stated thanks for lowering the budget. I have been asking for years for an evening water aerobics class.

A resident stated schools are used to paying for swim or tennis. St. Johns County has become strict and if someone uses school facilities it is not their team, they have high fees. It cost about $1,600 and I wanted to give you that information.

A resident stated the furniture costs a lot of money and what is it really being used for. The space is used for functions the couches and chairs do nothing. These chairs are useful. If the purpose is to use this space as a gathering space and it is going to be higher rent that is one thing but if you are saying it is for all these functions, we don't need any furniture.

Mr. McIntyre stated this is a multi-function multi-use room and it is used that way.

> On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor both public hearings were closed.

A. Consideration of Resolution 2026-07 Relating to Annual Appropriations and Adopting the Budget

Mr. deNagy asked did you land on a specific percentage increase?

Mr. McIntyre stated I think 11% is what we agreed to.

Mr. deNagy stated with that being said, we will utilize carry forward surplus to bring the assessments down from the 17% down to 11%.

Ms. Gentry stated section 2 will be filled in with the appropriations to each fund based on the direction of the board.

> On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor Resolution 2026-07 was approved as amended to reflect an 11% increase in assessments.

B. Consideration of Resolution 2026-08 Imposing Special Assessment and Certifying an Assessment Roll

Mr. deNagy stated Resolution 2026-08 will be imposing those special assessments we just talked about with an 11% increase with those dollar amounts.

> On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor Resolution 2026-08 was approved.

ELEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Supervisors' Requests

Mr. Cameron stated my request for next meeting we have three bids for the pier on the agenda.

THIRTEENTH ORDER OF BUSINESS Audience Comments

A resident stated I want the board to consider modifying the pool closure aspect. Currently the way it is written is basically the pool is going to close if the person in charge hears thunder or sees lightning. I would like you to modify that policy to add confirmation using a current weather app and also establishing a distance. Currently there is no distance established; it says if they hear thunder or see lightning regardless of how far away. Major League baseball, PGA Tour, Florida High School all use 8-10 miles as a standard. I'm asking for modification to confirm with a weather app to say how far it is and establish a policy for the closure.

Mr. Cameron stated the lifeguard calls the girl in the office who verifies it on the screen.

Mr. White asked what is the current procedure in place if there is thunder or lightning?

Mr. Council stated if they see lightning it is 30 minutes.

Mr. McIntyre stated it sounds like we need you to put something in the policy that has clear concise instructions.

Ms. Gentry stated the procedures are based on insurance guidance. I suggest that the board direct Vesta to review those policies and modify them as needed and as long as they are consistent with our insurance guidance.

Mr. deNagy stated that a resident handed him some written comments for the Board and he will circulate those to the Board via email so they can read them individually.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – September 16, 2026 at 11:00 a.m. at the RiverTown Amenity Center

Mr. deNagy stated the next meeting is scheduled for September 16, 2026 at 11:00 a.m. in the same location.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the meeting adjourned at 7:30 p.m.

____________________________ ____________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

B.

Rivers Edge

Community Development District

Unaudited Financial Reporting

July 31, 2026

Rivers Edge

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	*Debt Service Fund*	*Capital Reserve Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 122,813	$ -	$ 250,569	$ 373,382
Due from Mattamy - Utilities	23,756	-	-	23,756
Investments:				
State Board of Administration (SBA)	8,204	-	246,848	255,053
US Bank Custody Account	692,464	-	-	692,464
Series 2016				
Reserve	-	256,141	-	256,141
Revenue	-	382,053	-	382,053
Series 2018				
Reserve	-	115,774	-	115,774
Revenue	-	216,638	-	216,638
Series 2018A-1/2018A-2				
Revenue	-	136,255	-	136,255
Reserve 2018A-1	-	68,919	-	68,919
Reserve 2018A-2	-	83,813	-	83,813
Prepaid Expenses	3,117	-	-	3,117
Total Assets	**$ 850,354**	**$ 1,259,593**	**$ 497,417**	**$ 2,607,364**
Liabilities:				
Accounts Payable	$ 50,120	$ -	$ -	$ 50,120
Accrued Expenses	38,879	-	-	38,879
Total Liabilites	**$ 88,999**	**$ -**	**$ -**	**$ 88,999**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 3,117	$ -	$ -	$ 3,117
Restricted for:				
Debt Service	-	1,259,593	-	1,259,593
Assigned for:				
Capital Reserve Fund	-	-	497,417	497,417
Unassigned	758,239	-	-	758,239
Total Fund Balances	**$ 761,356**	**$ 1,259,593**	**$ 497,417**	**$ 2,518,366**
Total Liabilities & Fund Balance	$ 850,354	$ 1,259,593	$ 497,417	$ 2,607,364

Rivers Edge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance	Progress
Revenues:					
Special Assessments - Tax Roll	$ 2,748,249	$ 2,748,249	$ 2,764,673	$ 16,424	
Misc Income/Interest	28,000	28,000	39,041	11,041	
Rental Revenue	20,000	20,000	25,205	5,205	
Cost Share Landscaping Rivers Edge II	313,604	261,337	261,337	-	
Cost Share Amenity Rivers Edge II	2,365	1,971	1,971	-	
Cost Share Amenity Rivers Edge III	109,345	91,121	91,121	-	
Community Garden	1,500	1,500	1,725	225	
Tennis Revenue	1,000	833	-	(833)	
Special Events	20,000	16,667	17,897	1,231	
Total Revenues	**$ 3,244,063**	**$ 3,169,678**	**$ 3,202,970**	**$ 33,293**	
Expenditures:					
General & Administrative:					
Supervisor Fees	$ 12,000	$ 10,000	$ 8,200	$ 1,800	68%
FICA Expense	918	765	627	138	68%
District Engineer	25,000	20,833	14,548	6,285	58%
District Counsel	60,000	50,000	38,895	11,105	65%
District Management	56,040	46,700	46,700	-	83%
Assessment Roll Administration	5,899	5,899	5,899	-	100%
Dissemination Agent	7,197	5,997	7,098	(1,100)	99%
Information Technology	3,407	2,839	2,839	-	83%
Website Maintenance	1,755	1,462	1,463	-	83%
Annual Audit	5,300	5,300	6,000	(700)	113%
Trustee Fees	12,500	12,500	13,676	(1,176)	109%
Arbitrage	1,800	1,800	1,800	-	100%
Telephone	500	417	160	257	32%
Postage	2,500	2,500	2,866	(366)	115%
Printing & Binding	2,000	1,667	1,732	(65)	87%
Insurance	12,165	10,918	10,918	-	90%
Legal Advertising	2,500	2,083	2,065	19	83%
Other Current Charges	200	200	714	(514)	357%
Office Supplies	50	42	11	31	21%
Dues, Licenses & Subscriptions	175	175	175	-	100%
Total General & Administrative	**$ 211,905**	**$ 182,097**	**$ 166,385**	**$ 15,714**	

Rivers Edge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance	Progress
Operations & Maintenance					
Ground Maintenance					
Field Operations Management (Vesta)	$ 41,230	$ 34,358	$ 34,358	$ -	83%
Landscape Maintenance	1,099,201	916,001	915,997	3	83%
Landscape Contingency	107,000	107,000	247,441	(140,441)	231%
Irrigation Repairs and Maintenance	65,000	65,000	122,764	(57,764)	189%
Lake Maintenance	62,000	51,667	49,500	2,167	80%
Irrigation Water Use	260,000	216,667	229,663	(12,996)	88%
Electric	208,300	173,583	204,319	(30,735)	98%
Street Lighting & Signage Repairs and Replacements	45,000	45,000	58,947	(13,947)	131%
Street and Drainage Maintenance	5,000	4,167	580	3,587	12%
Repairs and Maintenance	50,000	50,000	74,761	(24,761)	150%
Subtotal Ground Maintenance	**$ 1,942,731**	**$ 1,663,443**	**$ 1,938,330**	**$ (274,887)**	
Amenity Center - River House					
General Manager (Vesta)	$ 48,911	$ 40,759	$ 42,189	$ (1,429)	86%
Amenity Manager (Vesta)	59,064	49,220	49,220	-	83%
Maintenance Service (Vesta)	109,188	90,990	90,990	-	83%
Lifestyle Director (Vesta)	45,342	37,785	37,785	-	83%
Lifeguards (Vesta)	47,256	39,380	42,100	(2,720)	89%
Guest Services (Vesta)	53,228	44,357	44,356	-	83%
Security Monitoring	2,400	2,400	2,779	(379)	116%
Security Guards	103,840	86,533	92,631	(6,098)	89%
Telephone & Internet	25,000	20,833	9,867	10,966	39%
Insurance	109,782	104,738	104,738	-	95%
Fitness Equipment Lease	27,921	27,921	27,921	-	100%
Janitorial Services & Supplies (Vesta)	34,748	28,957	28,957	-	83%
Pressure Washing	5,000	4,167	350	3,817	7%
Pool Chemicals (Poolsure)	26,095	21,746	16,341	5,405	63%
Natural Gas	590	590	610	(20)	103%
Electric	39,720	33,100	26,532	6,568	67%
Water & Sewer	50,000	41,667	45,706	(4,039)	91%
Repair & Replacements	99,043	99,043	128,105	(29,062)	129%
Refuse	60,800	50,667	21,168	29,498	35%
Pest Control	11,000	9,167	6,250	2,916	57%
Fire Alarm System Maintenance	2,000	2,000	11,632	(9,632)	582%
Access Cards	6,500	5,417	3,950	1,467	61%
License & Permits	1,800	1,500	1,330	170	74%
Other Current	8,000	6,667	813	5,853	10%
Special Events	50,000	41,667	46,771	(5,104)	94%
Holiday Decorations	30,000	25,000	26,796	(1,796)	89%
Office Supplies & Postage	3,500	2,917	3,073	(156)	88%
Community Garden	500	417	-	417	0%
Subtotal Amenity Center - River House	**$ 1,061,228**	**$ 919,602**	**$ 912,963**	**$ 6,642**	
Total Operations & Maintenance	**$ 3,003,959**	**$ 2,583,044**	**$ 2,851,293**	**$ (268,245)**	

Rivers Edge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance	Progress
Reserves					
General Reserve - Grounds Maintenance	$ 75,000	$ 75,000	$ 75,000	$ -	
General Reserve - Amenity Center	75,000	75,000	75,000	-	
Subtotal Reserves	**$ 150,000**	**$ 150,000**	**$ 150,000**	**$ -**	
Total Expenditures	**$ 3,365,863**	**$ 2,915,141**	**$ 3,167,678**	**$ (252,531)**	**94%**
Excess (Deficiency) of Revenues over Expenditures	$ (121,800)	$ 254,537	$ 35,292	$ 285,824	
Other Financing Sources/(Uses):					
Transfer In/(Out)	$ -	$ -	$ -	$ -	
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**	
Net Change in Fund Balance	**$ (121,800)**	**$ 254,537**	**$ 35,292**	**$ 285,824**	
Fund Balance - Beginning	$ 121,800		$ 726,064		
Fund Balance - Ending	$ -		$ 761,356		

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	$ 29,970	$ -	$ -	$ 2,764,673
Misc Income/Interest	2,500	606	770	371	6,162	5,531	8,459	7,299	4,258	3,086	-	-	39,041
Rental Revenue	934	1,800	-	4,475	1,500	2,117	3,283	3,446	-	7,650	-	-	25,205
Cost Share Landscaping Rivers Edge II	26,134	26,134	26,134	26,134	26,134	26,134	26,134	26,134	26,134	26,134	-	-	261,337
Cost Share Amenity Rivers Edge II	197	197	197	197	197	197	197	197	197	197	-	-	1,971
Cost Share Amenity Rivers Edge III	9,112	9,112	9,112	9,112	9,112	9,112	9,112	9,112	9,112	9,112	-	-	91,121
Community Garden	-	-	-	-	-	1,125	600	-	-	-	-	-	1,725
Tennis Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	4,878	2,406	245	1,341	6,320	706	722	435	-	845	-	-	17,897
Total Revenues	**$ 230,830**	**$ 281,859**	**$ 2,173,190**	**$ 47,617**	**$ 140,484**	**$ 70,117**	**$ 84,306**	**$ 46,622**	**$ 50,952**	**$ 76,993**	**$ -**	**$ -**	**$ 3,202,970**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ -	$ 800	$ 800	$ 2,000	$ 1,000	$ -	$ 800	$ 1,000	$ 1,000	$ -	$ -	$ 8,200
FICA Expense	61	-	61	61	153	77	-	61	77	77	-	-	627
District Engineer	443	1,212	-	3,146	-	3,042	1,200	609	1,183	3,713	-	-	14,548
District Counsel	4,917	3,437	658	5,285	5,407	4,230	-	1,964	5,696	7,303	-	-	38,895
District Management	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	-	-	46,700
Assessment Roll Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Dissemination Agent	900	600	600	1,100	600	600	900	600	600	600	-	-	7,098
Information Technology	284	284	284	284	284	284	284	284	284	284	-	-	2,839
Website Maintenance	146	146	146	146	146	146	146	146	146	146	-	-	1,463
Annual Audit	-	-	-	-	-	-	-	6,000	-	-	-	-	6,000
Trustee Fees	5,888	4,374	-	-	-	-	-	-	3,413	-	-	-	13,676
Arbitrage	-	-	1,200	-	-	-	-	-	-	600	-	-	1,800
Telephone	6	25	18	-	-	0	85	17	-	10	-	-	160
Postage	105	537	63	162	135	127	115	109	107	1,405	-	-	2,866
Printing & Binding	32	33	72	37	50	41	31	28	90	1,317	-	-	1,732
Insurance	10,918	-	-	-	-	-	-	-	-	-	-	-	10,918
Legal Advertising	-	-	-	-	114	358	317	531	-	744	-	-	2,065
Other Current Charges	-	-	65	111	76	87	130	104	95	44	-	-	714
Office Supplies	1	1	1	1	1	1	1	1	1	1	-	-	11
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 35,245**	**$ 15,319**	**$ 8,637**	**$ 15,805**	**$ 13,636**	**$ 14,663**	**$ 7,880**	**$ 15,924**	**$ 17,362**	**$ 21,915**	**$ -**	**$ -**	**$ 166,385**
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	$ 3,436	$ -	$ -	$ 34,358
Landscape Maintenance	91,600	91,600	91,600	95,086	95,086	91,600	91,600	91,600	84,628	91,600	-	-	915,997
Landscape Contingency	13,680	-	7,210	4,200	17,245	11,580	173,418	6,015	11,850	2,243	-	-	247,441
Irrigation Repairs and Maintenance	15,195	8,569	13,035	5,612	16,203	11,638	5,540	15,256	13,550	18,166	-	-	122,764
Lake Maintenance	5,430	4,470	4,470	4,470	4,470	4,470	5,430	5,430	5,430	5,430	-	-	49,500
Irrigation Water Use	24,269	26,059	13,743	12,298	13,827	10,643	28,642	31,362	35,498	33,321	-	-	229,663
Electric	19,834	19,645	19,802	21,106	20,781	20,682	20,684	20,658	20,441	20,685	-	-	204,319
Street Lighting & Signage Repairs and Replacements	825	17,585	3,122	3,768	-	4,190	8,028	1,929	4,060	15,440	-	-	58,947
Street and Drainage Maintenance	-	-	-	-	-	580	-	-	-	-	-	-	580
Repairs and Maintenance	15,288	977	16,058	716	5,890	2,651	2,821	686	23,129	6,544	-	-	74,761
Subtotal Ground Maintenance	**$ 189,557**	**$ 172,341**	**$ 172,476**	**$ 150,691**	**$ 176,938**	**$ 161,470**	**$ 339,599**	**$ 176,372**	**$ 202,021**	**$ 196,865**	**$ -**	**$ -**	**$ 1,938,330**

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	$ 4,207	$ -	$ -	$ 42,189
Amenity Manager (Vesta)	4,922	4,922	4,922	4,922	4,922	4,922	4,922	4,922	4,922	4,922	-	-	49,220
Maintenance Service (Vesta)	9,099	9,099	9,099	9,099	9,099	9,099	9,099	9,099	9,099	9,099	-	-	90,990
Lifestyle Director (Vesta)	3,778	3,778	3,778	3,778	3,778	3,778	3,778	3,778	3,778	3,778	-	-	37,785
Lifeguards (Vesta)	-	-	-	-	424	3,553	4,071	5,101	10,220	18,732	-	-	42,100
Guest Services (Vesta)	4,436	4,436	4,436	4,436	4,436	4,436	4,436	4,436	4,436	4,436	-	-	44,356
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	8,489	-	-	92,631
Telephone & Internet	849	850	966	1,060	1,059	1,059	1,059	1,059	867	1,039	-	-	9,867
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	2,896	-	-	28,957
Pressure Washing	-	350	-	-	-	-	-	-	-	-	-	-	350
Pool Chemicals (Poolsure)	1,612	1,612	1,612	1,675	1,675	1,675	2,758	-	2,826	897	-	-	16,341
Natural Gas	44	46	46	67	69	67	67	67	67	69	-	-	610
Electric	2,889	1,587	1,452	1,793	1,554	3,394	3,352	3,357	3,510	3,643	-	-	26,532
Water & Sewer	4,424	4,645	3,559	3,764	2,738	3,283	6,174	5,887	5,745	5,489	-	-	45,706
Repair & Replacements	17,983	4,403	13,278	10,509	11,250	13,290	10,064	15,966	16,485	14,877	-	-	128,105
Refuse	1,819	1,817	2,086	2,367	2,192	1,937	2,312	2,214	2,214	2,210	-	-	21,168
Pest Control	611	611	631	-	1,242	631	631	631	631	631	-	-	6,250
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	1,404	-	-	46,771
Holiday Decorations	13,398	-	13,398	-	-	-	-	-	-	-	-	-	26,796
Office Supplies & Postage	188	263	270	120	1,446	131	-	141	318	196	-	-	3,073
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**	**$ 87,013**	**$ -**	**$ -**	**$ 912,963**
Total Operations & Maintenance	**$ 387,931**	**$ 232,851**	**$ 255,936**	**$ 220,477**	**$ 274,991**	**$ 233,777**	**$ 410,051**	**$ 250,494**	**$ 300,906**	**$ 283,879**	**$ -**	**$ -**	**$ 2,851,293**
Reserves													
General Reserve - Grounds Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 75,000	$ -	$ -	$ 75,000
General Reserve - Amenity Center	-	-	-	-	-	-	-	-	-	75,000	-	-	75,000
Subtotal Reserves	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 150,000**	**$ -**	**$ -**	**$ 150,000**
Total Expenditures	**$ 423,176**	**$ 248,170**	**$ 264,573**	**$ 236,281**	**$ 288,627**	**$ 248,440**	**$ 417,930**	**$ 266,418**	**$ 318,268**	**$ 455,793**	**$ -**	**$ -**	**$ 3,167,678**
Excess (Deficiency) of Revenues over Expenditures	$ (192,346)	$ 33,689	$ 1,908,616	$ (188,665)	$ (148,144)	$ (178,323)	$ (333,624)	$ (219,796)	$ (267,316)	$ (378,800)	$ -	$ -	$ 35,292
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)**	**$ (178,323)**	**$ (333,624)**	**$ (219,796)**	**$ (267,316)**	**$ (378,800)**	**$ -**	**$ -**	**$ 35,292**

Rivers Edge

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 709,452	$ 709,452	$ 713,645	$ 4,193
Interest Income	5,000	5,000	22,155	17,155
Total Revenues	**$ 714,452**	**$ 714,452**	**$ 735,800**	**$ 21,349**
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	$ 23,885	$ 26,219
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 7,274**	**$ 7,407**	**$ 23,885**	**$ 26,219**
Fund Balance - Beginning	$ 357,500		$ 614,309	
Fund Balance - Ending	$ 364,774		$ 638,195	

Rivers Edge

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 458,917	$ 458,917	$ 456,349	$ (2,568)
Interest Income	5,000	5,000	12,051	7,051
Total Revenues	**$ 463,917**	**$ 463,917**	**$ 468,400**	**$ 4,484**
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)	$ (5,775)	$ 14,354
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ (388)**	**$ (388)**	**$ (5,775)**	**$ 14,354**
Fund Balance - Beginning	$ 214,750		$ 338,187	
Fund Balance - Ending	$ 214,362		$ 332,412	

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 July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 444,246	$ 444,246	$ 446,673	$ 2,428
Special Assessments - Prepayment	-	-	6,122	6,122
Interest Income	5,000	5,000	11,501	6,501
Total Revenues	**$ 449,246**	**$ 449,246**	**$ 464,296**	**$ 15,050**
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	$ 15,949	$ 29,925
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 15,773**	**$ 15,773**	**$ 15,949**	**$ 29,925**
Fund Balance - Beginning	$ 110,095		$ 273,037	
Fund Balance - Ending	$ 125,868		$ 288,986	

Rivers Edge

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Interest	$ 10,000	$ 10,000	$ 23,206	$ 13,206
General Reserve - Grounds Maintenance	75,000	75,000	75,000	-
General Reserve - Amenity Center	75,000	75,000	75,000	-
Total Revenues	**$ 160,000**	**$ 160,000**	**$ 173,206**	**$ 13,206**
Expenditures:				
RiverHouse Access Control System (C/S)*	$ 5,325	$ 5,325	$ 7,349	$ (2,024)
RiverHouse Painting (C/S)*	32,191	26,826	17,570	9,256
RiverHouse Furniture (C/S)*	28,400	23,667	24,567	(900)
RiverHouse A/C Unit Replacement (C/S)	39,050	32,542	-	32,542
RiverHouse Tennis Court Fencing (C/S)	28,400	23,667	-	23,667
RiverHouse Pool Pump Sand Filtration (C/S)	44,375	36,979	-	36,979
Permanent Holiday Lighting (C/S)	27,690	23,075	-	23,075
Playground Equipment (C/S)	7,100	5,917	-	5,917
Pocket Parks Equipment Repair/Replacement (C/S)	15,744	13,120	-	13,120
Maintenance Golf Cart (C/S)	3,550	2,958	-	2,958
Maintenance Work Truck (C/S)	23,075	19,229	22,269	(3,040)
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	833	103	730
Total Expenditures	**$ 265,900**	**$ 224,138**	**$ 937,251**	**$ (713,114)**
Excess (Deficiency) of Revenues over Expenditures	**$ (105,900)**		**$ (764,045)**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (105,900)**		**$ (764,045)**	
Fund Balance - Beginning	$ 1,357,361		$ 1,261,463	
Fund Balance - Ending	$ 1,251,461		$ 497,417	

*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	$ 256,141	
Reserve Fund Balance	256,141	
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
10	7/11/2026	4,842.02	7,736.03	4,946.91	29,969.54	47,494.50
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
TOTAL TAX ROLL RECEIPTS		446,673.42	713,644.76	456,349.25	2,764,673.40	4,381,340.81

BALANCE DUE	(2,653.88)	(4,240.02)	(2,711.35)	(16,425.94)	(26,031.17)
PERCENT COLLECTED	100.60%	100.60%	100.60%	100.60%	100.60%

C.

Rivers Edge
Community Development District

Check Run Summary
July 31, 2026

Fund	Date	Check No.		Amount
General Fund				
Payroll	7/7/26	50815-50819	$	923.50
		Sub-Total	$	923.50
Accounts Payable	7/6/26	7749-7764	$	32,590.86
	7/13/26	7765-7784		168,905.09
	7/16/26	7785		2,533.95
	7/31/26	7786-7807		46,424.24
		Sub-Total	$	250,454.14
Capital Reserve Fund				
Accounts Payable			$	-
		Sub-Total	$	-
Total			**$**	**251,377.64**

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50815	18	AHMED M MCINTYRE	184.70	7/07/2026
50816	24	CHRISTOPHER P WHITE	184.70	7/07/2026
50817	21	FREDERICK T BARON	184.70	7/07/2026
50818	22	ROBERT L CAMERON	184.70	7/07/2026
50819	23	SCOTT MAYNARD	184.70	7/07/2026
		TOTAL FOR REGISTER	923.50	

Attendance Sheet

District Name: Rivers Edge CDD

Board Meeting Date: July 1, 2026 Joint Special Meeting

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

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

Approved for Payment:

District Manager Signature

7/1/2026

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/06/26	00425	6/30/26	460	202606	320-57200-60000		*	3,876.00		
			RPLC 4 SECTIONS OF FENCE							
		6/30/26	462	202606	320-57200-60000		*	9,660.00		
			LAST PMT CHAIN LINK FENCE							
						FENCESCAPE LLC			13,536.00	007749
7/06/26	00431	6/26/26	1144	202606	320-57200-60000		*	2,500.00		
			1ST INSTALLMENT							
						FIRST COAST COLLECTIVE LLC			2,500.00	007750
7/06/26	00071	6/23/26	23477551	202606	330-57200-34510		*	2,572.64		
			SEC SRVC 05/25-06/07/2026							
		6/23/26	23477551	202606	330-57200-34510		*	405.45		
			MILEAGE							
						GIDDENS SECURITY CORPORATION			2,978.09	007751
7/06/26	00433	6/13/26	20260613	202606	320-57200-49400		*	400.00		
			2HR MOBILE GOLF SIM EVENT							
						BRIAN HUNT			400.00	007752
7/06/26	00278	6/11/26	428903	202606	330-57200-45700		*	91.34		
			MAINTENANCE SUPPLIES							
						HAGAN ACE HARDWARE OF MANDARIN			91.34	007753
7/06/26	00278	6/15/26	428919	202606	330-57200-45700		*	64.52		
			MAINTENANCE SUPPLIES							
						HAGAN ACE HARDWARE OF MANDARIN			64.52	007754
7/06/26	00278	6/18/26	428956	202606	330-57200-45700		*	29.98		
			MAINTENANCE SUPPLIES							
						HAGAN ACE HARDWARE OF MANDARIN			29.98	007755
7/06/26	00278	6/25/26	429011	202606	330-57200-45700		*	113.91		
			MAINTENANCE SUPPLIES							
						HAGAN ACE HARDWARE OF MANDARIN			113.91	007756
7/06/26	00278	6/30/26	429047	202606	330-57200-45700		*	151.87		
			MAINTENANCE SUPPLIES							
						HAGAN ACE HARDWARE OF MANDARIN			151.87	007757
7/06/26	00073	7/01/26	13129563	202607	330-57200-45210		*	896.74		
			JUL POOL CHEMICALS							
						POOLSURE			896.74	007758
7/06/26	00411	6/28/26	425	202606	320-57200-46102		*	1,500.00		
			TREE REMOVAL							
						QUILLS TREE SERVICES LLC			1,500.00	007759

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/06/26	00432	6/30/26	RT-1016-	202606	320-57200-49400		*	300.00		
			9/20 POP-UP BUBBLE TENT							
						RT RAVES			300.00	007760
7/06/26	00340	6/30/26	1211	202606	330-57200-45700		*	400.00		
			RPR SODA MACHINE							
						TMT ELECTRIC LLC			400.00	007761
7/06/26	00014	6/25/26	8228755	202606	310-51300-32300		*	3,093.75		
			FY26 TRUST FEE SE2020							
		6/25/26	8228755	202606	300-15500-10100		*	1,031.25		
			FY27 TRUST FEE SE2020							
		6/25/26	8228755	202606	310-51300-32300		*	319.69		
			INCIDENTAL EXPENSES							
						U.S. BANK			4,444.69	007762
7/06/26	00014	6/25/26	8229979	202606	310-51300-32300		*	3,093.75		
			FY26 TRUST FEE SE2018							
		6/25/26	8229979	202606	300-15500-10100		*	1,031.25		
			FY27 TRUST FEE SE2018							
		6/25/26	8229979	202606	310-51300-32300		*	319.69		
			INCIDENTAL EXPENSES							
						U.S. BANK			4,444.69	007763
7/06/26	00389	6/18/26	26267368	202606	330-57200-45700		*	695.15		
			JANITORIAL SUPPLIES							
		6/19/26	26269045	202606	330-57200-45700		*	43.88		
			JANITORIAL SUPPLIES							
						W B MASON CO INC			739.03	007764
7/13/26	00421	7/06/26	1071	202607	330-57200-45700		*	1,100.00		
			STAINLESS STEEL IMPELLER							
						BAKER POOLS INC			1,100.00	007765
7/13/26	00365	7/01/26	10322	202607	320-57200-46800		*	5,430.00		
			JUL LAKE MAINTENANCE							
						FLORIDA WATERWAYS INC			5,430.00	007766
7/13/26	00322	6/30/26	7779349	202606	310-51300-48000		*	421.52		
			6/8 CANIDATE BOS&PROPOSAL							
		6/30/26	7779349	202606	310-51300-48000		*	109.44		
			7/1 MTG #12386108							
						USA TODAY CORP			530.96	007767
7/13/26	00071	7/07/26	23477621	202606	330-57200-34510		*	2,388.88		
			SEC SRVC 06/22-07/05/2026							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS / VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/07/26	23477621	202606	330-57200-34510		*	710.64		
			MILEAGE							
						GIDDENS SECURITY CORPORATION			3,099.52	007768
7/13/26	00003	7/01/26	292	202607	310-51300-34000		*	4,670.00		
			JUL MANAGEMENT FEES							
		7/01/26	292	202607	310-51300-35100		*	146.25		
			JUL WEBSITE ADMIN							
		7/01/26	292	202607	310-51300-35100		*	283.92		
			JUL INFO TECH							
		7/01/26	292	202607	310-51300-32400		*	599.75		
			JUL DISSEM AGENT SRVCS							
		7/01/26	292	202607	310-51300-51000		*	1.41		
			OFFICE SUPPLIES							
		7/01/26	292	202607	310-51300-42000		*	144.98		
			POSTAGE							
		7/01/26	292	202607	310-51300-42500		*	43.35		
			COPIES							
		7/01/26	292	202607	310-51300-41000		*	9.87		
			TELEPHONE							
						GOVERNMENTAL MANAGEMENT SERVICES			5,899.53	007769
7/13/26	00340	6/05/26	1208	202606	320-57200-46500		*	4,060.00		
			CNTRL BOARD/BATTERY POLE							
						TMT ELECTRIC LLC			4,060.00	007770
7/13/26	00155	6/30/26	433400	202606	330-57200-34200		*	10,219.57		
			JUN LIFEGUARD HOURS							
						VESTA PROPERTY SERVICES, INC.			10,219.57	007771
7/13/26	00155	6/30/26	433420	202606	330-57200-34000		*	147.88		
			JUL BILLABLE MILEAGE 1/3							
						VESTA PROPERTY SERVICES, INC.			147.88	007772
7/13/26	00155	7/01/26	433096	202607	330-57200-34000		*	4,075.93		
			JUL GEN MANAGER SRVCS							
		7/01/26	433096	202607	320-57200-46000		*	3,435.82		
			JUL FIELD OPS							
		7/01/26	433096	202607	330-57200-34001		*	3,778.47		
			JUL LIFESTYLE SRVCS							
		7/01/26	433096	202607	330-57200-34400		*	4,435.64		
			JUL GUEST SRVCS							
		7/01/26	433096	202607	330-57200-34100		*	9,099.03		
			JUL MIANTENANCE SRVCS							
		7/01/26	433096	202607	330-57200-45300		*	2,895.68		
			JUL JANITORIAL SRVCS							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/01/26	433096	202607	330-57200-34402		*	4,922.01		
			JUL AMENITY MANAGER							
						VESTA PROPERTY SERVICES, INC.			32,642.58	007773
7/13/26	00389	6/24/26	26277372	202606	330-57200-45700		*	1,012.05		
			JANITORIAL SUPPLIES							
		6/29/26	26284777	202606	330-57200-45700		*	27.40		
			JANITORIAL SUPPLIES							
						W B MASON CO INC			1,039.45	007774
7/13/26	00255	7/06/26	24155	202607	330-57200-45700		*	465.60		
			DISINFECTANT WIPES CASE							
						WIPES COM			465.60	007775
7/13/26	00334	6/16/26	1199072	202606	320-57200-46102		*	3,000.00		
			ARBORS PARK RPR-GOLF CART							
						YELLOWSTONE LANDSCAPE			3,000.00	007776
7/13/26	00334	6/19/26	1200758	202606	320-57200-46000		*	1,520.32		
			MAINLINE-KEYSTONE CORNER							
						YELLOWSTONE LANDSCAPE			1,520.32	007777
7/13/26	00334	6/19/26	1200759	202606	320-57200-46000		*	189.00		
			BUBBLER INSTALLATION							
						YELLOWSTONE LANDSCAPE			189.00	007778
7/13/26	00334	6/23/26	1202262	202606	320-57200-46000		*	3,226.45		
			JUN IRRIG RPR-MAIN ST							
						YELLOWSTONE LANDSCAPE			3,226.45	007779
7/13/26	00334	6/29/26	1205405	202606	320-57200-46000		*	936.03		
			JUN IRRIG RPR-427 MAIN ST							
						YELLOWSTONE LANDSCAPE			936.03	007780
7/13/26	00334	6/29/26	1205406	202606	320-57200-46000		*	1,636.67		
			JUN IRRIG RPR-131 MAIN ST							
						YELLOWSTONE LANDSCAPE			1,636.67	007781
7/13/26	00334	6/29/26	1205407	202606	320-57200-46000		*	1,351.44		
			JUN IRRIG RPR-131 MAIN ST							
						YELLOWSTONE LANDSCAPE			1,351.44	007782
7/13/26	00334	6/29/26	1205408	202606	320-57200-46000		*	810.34		
			JUN IRRIGATION REPAIRS							
						YELLOWSTONE LANDSCAPE			810.34	007783

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/13/26	00334	7/01/26	1213509	202607	320-57200-46000	JUL LANDSCAPE MAINTENANCE		*	91,599.75		
							YELLOWSTONE LANDSCAPE			91,599.75	007784
7/16/26	00434	7/15/26	68421	202607	310-51300-42500	PRNTNG ASSESSMENT NOTICE		*	1,274.01		
		7/15/26	68421	202607	310-51300-42000	POSTAGE		*	1,259.94		
							CHEROKEE PRINTING INC			2,533.95	007785
7/31/26	00076	7/01/26	53450498	202607	330-57200-45700	FIRST AID SUPPLIES		*	87.25		
		7/01/26	93794524	202607	330-57200-45700	LIFEREADY AED MGMT 1YR		*	175.00		
		7/06/26	42748299	202607	330-57200-45700	ACTIVE SCRAPER/MAT ONYX		*	163.07		
							CINTAS FIRE 636525			425.32	007786
7/31/26	00071	7/21/26	23477818	202607	330-57200-34510	SEC SRVC 07/06-07/19/2026		*	2,572.64		
		7/21/26	23477818	202607	330-57200-34510	MILEAGE		*	502.39		
							GIDDENS SECURITY CORPORATION			3,075.03	007787
7/31/26	00003	7/14/26	293	202607	300-13100-10900	SERC BOUNDARY ADMENDMENT		*	4,000.00		
							GOVERNMENTAL MANAGEMENT SERVICES			4,000.00	007788
7/31/26	00256	6/12/26	5168	202606	320-57200-46500	REPLACED LIGHT POLE		*	11,750.00		
							KAD ELECTRIC COMPANY			11,750.00	007789
7/31/26	00300	6/17/26	15216	202605	300-13100-10900	MAY MATTAMY BOUND AMEND		*	105.00		
		7/16/26	15445	202606	310-51300-31500	JUN GENERAL COUNSEL		*	4,987.76		
		7/16/26	15446	202606	300-13100-10900	JUN MATTAMY BOUND AMEND		*	385.00		
							KILINKSI VAN WYK PLLC			5,477.76	007790
7/31/26	00401	7/16/26	22012743	202605	310-51300-31100	MAY-JUL O & M		*	130.01		
		7/17/26	22012750	202605	310-51300-31100	MAY-JUL PUBLIC FAC REPORT		*	908.34		
		7/17/26	22012753	202605	310-51300-31100	MAY-JUL GRAND BRIDGE SIGN		*	2,675.00		
							PRIME AE GROUP INC			3,713.35	007791

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/31/26	00340	7/13/26	1212	202607	320-57200-46500		*	225.00		
			STREETLIGHTS							
		7/13/26	1213	202607	320-57200-46500		*	850.00		
			STREETLIGHTS							
		7/17/26	1214	202607	320-57200-46500		*	850.00		
			STREETLIGHTS							
		7/17/26	1215	202607	320-57200-46500		*	850.00		
			STREETLIGHTS							
		7/23/26	1216	202607	320-57200-46500		*	165.00		
			GROVE MONUMENT SIGN LIGHT							
		7/23/26	1217	202607	320-57200-46500		*	300.00		
			RETREAT MONUMENT SIGN							
		7/23/26	1218	202607	320-57200-46500		*	150.00		
			STREETLIGHT							
		7/23/26	1219	202607	320-57200-46500		*	150.00		
			STREETLIGHT							
		7/23/26	1220	202607	320-57200-46500		*	150.00		
			STREETLIGHT							
						TMT ELECTRIC LLC			3,690.00	007792
7/31/26	00156	7/09/26	62248178	202607	330-57200-45900		*	232.48		
			JUL PEST CONTROL							
		7/09/26	62248187	202607	330-57200-45900		*	398.52		
			JUL FLEA/TICK SERVICE							
						TURNER PEST CONTROL			631.00	007793
7/31/26	00389	7/02/26	26295839	202607	330-57200-45700		*	667.13		
			JANITORIAL SUPPLIES							
		7/02/26	26295839	202607	330-57200-45700		*	76.97-		
			INV#CM4850384 CREDIT MEMO							
		7/08/26	26303689	202607	330-57200-45700		*	1,006.11		
			JANITORIAL SUPPLIES							
						W B MASON CO INC			1,596.27	007794
7/31/26	00334	6/30/26	1208754	202606	320-57200-46000		*	723.19		
			JUN IRRIG-686 NARROWLEAF							
						YELLOWSTONE LANDSCAPE			723.19	007795
7/31/26	00334	7/06/26	1215013	202606	320-57200-46000		*	151.82		
			JUN IRRIG-1754 OLIVETTE							
						YELLOWSTONE LANDSCAPE			151.82	007796
7/31/26	00334	7/06/26	1215014	202606	320-57200-46000		*	155.88		
			JUN IRRIG-ORANGE BRANCH							
						YELLOWSTONE LANDSCAPE			155.88	007797

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
7/31/26	00334	7/06/26	1215016	202606	320-57200-46000		*	637.64		
			JUN IRRIG-ORANGE BRANCH							
						YELLOWSTONE LANDSCAPE			637.64	007798
7/31/26	00334	7/06/26	1215017	202606	320-57200-46000		*	291.50		
			JUN IRRIG RPR-RIVER HOUSE							
						YELLOWSTONE LANDSCAPE			291.50	007799
7/31/26	00334	7/06/26	1215011	202607	320-57200-46000		*	279.00		
			EMERGENCY WATER SHUT OFF							
						YELLOWSTONE LANDSCAPE			279.00	007800
7/31/26	00334	7/06/26	1215012	202606	320-57200-46000		*	377.42		
			JUN IRRIGATION REPAIRS							
						YELLOWSTONE LANDSCAPE			377.42	007801
7/31/26	00334	7/06/26	1215015	202607	320-57200-46000		*	923.44		
			MAINLINE-KENDALL CROSSING							
						YELLOWSTONE LANDSCAPE			923.44	007802
7/31/26	00334	7/13/26	1220939	202607	320-57200-46000		*	5,568.85		
			CONTROLLER REPLACEMENT							
						YELLOWSTONE LANDSCAPE			5,568.85	007803
7/31/26	00334	7/13/26	1220940	202607	320-57200-46000		*	244.57		
			JUL IRRIG-380 STERN WHEEL							
						YELLOWSTONE LANDSCAPE			244.57	007804
7/31/26	00334	7/13/26	1220941	202607	320-57200-46000		*	104.58		
			JUL IRRIGATION REPAIRS							
						YELLOWSTONE LANDSCAPE			104.58	007805
7/31/26	00334	7/13/26	1220942	202607	320-57200-46000		*	1,645.62		
			JUL IRRIG-808 TWIN FLOWER							
						YELLOWSTONE LANDSCAPE			1,645.62	007806
7/31/26	00092	7/13/26	176867	202607	330-57200-45700		*	962.00		
			80 RS HAR TRU BAGS							
						10.S TENNIS SUPPLY			962.00	007807

TOTAL FOR BANK A 250,454.14

TOTAL FOR REGISTER 250,454.14

C/5

Fencescape LLC
450-106 SR 13 N #402
St. Johns, FL 32259 904-465-0423
fencer74@yahoo.com
V1250606

Rivers Edge CDD
475 West Town Place
STE 114
St. Augustine, FL 32092
Project: Roundabout at the Corner of Rafter Tail Ln. & SR 13 N

INVOICE

Invoice #	460
Invoice Date	06/30/2026
Due Date	06/30/2026

Item	Description	Unit Price	Quantity	Amount
Service	Provided labor, materials and equipment to replace 4 sections of 48" tall 2-rail commercial grade black aluminum fence, 3 line posts, and 1 end post that sustained damage due to a car accident. Installers removed and disposed of fence being replaced.	3876.00	1.00	3,876.00

Subtotal	3,876.00
Total	3,876.00
Amount Paid	0.00
Balance Due	$3,876.00

RECEIVED
JUN 30 2026
BY:

Approved RECDD
Submitted to AP 6.30.2026
By Kevin McKendree

Kevin McKendree

C/S

Fencescape LLC
450-106 SR 13 N #402
St. Johns, FL 32259 904-465-0423
fencer74@yahoo.com
V1250606

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

INVOICE

Invoice # 462

Invoice Date 06/30/2026

Due Date 06/30/2026

Item	Description	Unit Price	Quantity	Amount
Service	Provide labor, materials and equipment to install 410' of 8' tall 8-gauge commercial black vinyl chain link fence to include one, 6' wide gate (in lieu of 4' per 5/28 change order) and one, 4' wide gate.	16680.00	1.00	16,680.00
Service	change order: install an enclosed 5x5x5' square cage around equipment by the basketball court with a top and one, 5' wide access gate with 6' tall commercial grade black vinyl chain link fence.	1320.00	1.00	1,320.00

RECEIVED
JUN 30 2026
BY:

Subtotal	18,000.00
Total	18,000.00
Amount Paid	8,340.00
Balance Due	$9,660.00

Approved RECDD
Submitted to AP 6.30.2026
By Kevin McKendree

Kevin McKendree

C/S

INVOICE

First Coast Collective, LLC
64 Meadow Creek Dr
Saint Johns, FL 32259-7473

hello@thefirstcoastcollective.com
+1 (209) 595-8567
www.thefirstcoastcollective.com

FIRST COAST COLLECTIVE
DESIGN CONSTRUCTION REAL ESTATE

Bill to
Rivers Edge CDD
Rivers Edge CDD
475 West Town Pl, Suite 114
Saint Augustine
FL
32092

Ship to
Rivers Edge CDD
Rivers Edge CDD
475 West Town Pl, Suite 114
Saint Augustine
FL
32092

Invoice details
Invoice no.: 1144
Terms: Due on receipt
Invoice date: 06/26/2026
Due date: 06/26/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Design Services**	1st installment	1	$2,500.00	$2,500.00

Total **$2,500.00**

Overdue 06/26/2026

Ways to pay

BANK affirm

This is the invoice total of paying by check.

RECEIVED
JUN 30 2026
BY:

Note to customer

Thank you for trusting us with your design needs!

View and pay

Approved RECDD
Submitted to AP 6.30.2026
By Kevin McKendree

Kevin McKendree

C/S

GIDDENS SECURITY CORPORATION LIC#B0001267

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

INVOICE NO.	23477551
DATE	06/23/26

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:	CUSTOMER NO.	JOB NO.	P.O. NO.
Upon Receipt	1946	1946	

Description	Quantity	Unit of Measure	Price	Amount
Security Service 06/08/2026-06/21/2026				
Security Officer	112.00	Hours	22.97	2,572.64
Mileage	619.00	Per	0.655	405.45

RECEIVED
JUN 28 2026
BY:

Approved RECDD 1
Submitted to A/P 06-28-26
By Richard Losco
Richard Losco

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

Sub-Total	2,978.09
Sales Tax	
TOTAL($)	$2,978.09

C/S

T&T STC,LLC dba "GreatGolfOnTheGo"
117 Silkgrass Place
St Johns, FL 32259
greatgolfonthego@gmail.com
904.657.4214

INVOICE

INVOICE # 20260613-01
DATE: 6/13/26

GREAT GOLF
ON THE GO

TO:
Rivers Edge CDD I
475 West Town Pl, Suite 114
St Augustine, FL 32092
Attn: Kimberly Fatuch
KFatuch@vestapropertyservices.com

FROM:
T&T STC,LLC dba "GreatGolfOnTheGo"
117 Silkgrass Place
St Johns, FL 32259
greatgolfonthego@gmail.com
904.657.4214

COMMENTS OR SPECIAL INSTRUCTIONS:
Rivertown Community Event – Fathers Day 2026 – June 13, 2026

Terms: Due on receipt

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	2 Hour – Mobile Golf Simulator Event	$200.00	$400.00
		SUBTOTAL	**$400.00**
		SALES TAX	$0
		SHIPPING & HANDLING	$0
		TOTAL DUE	$400.00

Approved CDD I
Submitted to AP on 6.16.26
by Kimberly Fatuch
Kimberly Fatuch

RECEIVED
JUN 16 2026
BY:

Make all checks payable to T&T STC,LLC dba "GreatGolfOnTheGo"
Thank you for your partnership with GreatGolfOnTheGo! We look forward serving the Rivertown Community.

THANK YOU FOR YOUR BUSINESS!

Received on 06.16.26 but didn't receive their W-9 until 06.26.26.
TP
06.26.26

C/5

PAGE NO: 1

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

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

CUSTOMER NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
365050	000	061126	PO # 061126	NET 15TH	ALS3	6/11/26 1:42

TERMINAL: 604

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

SHIP TO:

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

REWARD NO:19820227380

INVOICE: 428903/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	1214477	GLUE LIQ NAILS 4 OZ	4.59	1	4.59 /EA	4.59 N
1	1	EA	4507810	PLMBR PUTTY STAINFREE9OZ	6.99	1	6.99 /EA	6.99 N
1	1	EA	1626332	AQUAPHALT PATCH 55LB	62.99	1	62.99 /EA	62.99 N
3	3	BG	RMC60	CONCRETE MIX 60LB	5.59	3	5.59 /BG	16.77 N

** AMOUNT CHARGED TO STORE ACCOUNT ** 91.34

TAXABLE	0.00
NON-TAXABLE	91.34
SUB-TOTAL	91.34
TAX AMOUNT	0.00
TOTAL AMOUNT	**91.34**

X Steve F Cassidy
Received By

(CASSIDY, STEVE)

REMITTANCE

CLOSING DATE : 6/30/26
DUE DATE: 7/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

$91.34

NEW BAL: 451.62

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: 6/30/26
DUE DATE : 7/15/26
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
6/11/26	428903	3	I	PO # 061126	91.34		91.34
6/15/26	352310	3	I	PO # 6/15/26 ORG#428919	64.52		64.52
6/18/26	428956	3	I	PO # 61826	29.98		29.98
6/25/26	429011	3	I	PO # 062526	113.91		113.91
6/30/26	429047	3	I	PO # 063026	151.87		151.87
PAYMENT	SUMMARY			CHECK 7714 6/15/26 CHECK 7715 6/15/26 CHECK 7713 6/15/26 CHECK 7712 6/15/26 CHECK 7716 6/15/26		19.97 24.99 13.99 95.94 32.98	

CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	
451.62	0.00	0.00	0.00	0.00	**NEW BAL: 451.62**

TERMS: NET 15TH

365050

Transaction Codes

A - Adjustment
B - Balance Forward
C - Credit
F - Finance Charge
I - Invoice
P - Payment

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

RECEIVED
JUL 01 2026
BY:

Approved RECDD
Submitted to AP 7.1.2026
By Kevin McKendree

Kevin McKendree

C/S

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

PAGE NO: 1

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962
THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
365050	000	6/15/26	PO # 6/15/26	NET 15TH	NMB3	6/15/26 4:06

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 *** OFFLINE ***

REWARD NO:19820227380

INVOICE: 428919/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	1149103	SPACKL DRYDEX1/2PT DAP	6.99	1	6.99 /EA	6.99 N
1	1	EA	1099316	SANDSPONG ASST ACE 3PK	7.99	1	7.99 /EA	7.99 N
1	1	EA	1006651	ACE BEST ROLLER W 9X3/8"	5.59	1	5.59 /EA	5.59 N
1	1	EA	1014825	PUTY KNF POLY 1-1/2" 2PK	2.99	1	2.99 /EA	2.99 N
1	1	EA	4560058	BALL VALVE SCH40 3/4"SXS	6.99	1	6.99 /EA	6.99 N
1	1	EA	1006678	ACE BEST RLR W 4X3/8 5PK	9.99	1	9.99 /EA	9.99 N
1	1	EA	1028722	PAINT PAD CRNER/EDGE 2PK	6.99	1	6.99 /EA	6.99 N
1	1	EA	1006672	ACE BEST MF9 TRAYSET 5PC	16.99	1	16.99 /EA	16.99 N

** AMOUNT CHARGED TO STORE ACCOUNT ** 64.52

TAXABLE	0.00
NON-TAXABLE	64.52
SUB-TOTAL	64.52
TAX AMOUNT	0.00
TOTAL AMOUNT	**64.52**

X
Received By

(MCKENDREE, KEVIN)

REMITTANCE

CLOSING DATE : 6/30/26
DUE DATE: 7/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

$64.52

NEW BAL: 451.62

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: 6/30/26
DUE DATE : 7/15/26
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
6/11/26	428903	3	I	PO # 061126	91.34		91.34
6/15/26	352310	3	I	PO # 6/15/26 ORG#428919	64.52		64.52
6/18/26	428956	3	I	PO # 61826	29.98		29.98
6/25/26	429011	3	I	PO # 062526	113.91		113.91
6/30/26	429047	3	I	PO # 063026	151.87		151.87
PAYMENT	SUMMARY			CHECK 7714 6/15/26 CHECK 7715 6/15/26 CHECK 7713 6/15/26 CHECK 7712 6/15/26 CHECK 7716 6/15/26		19.97 24.99 13.99 95.94 32.98	

CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	NEW BAL: 451.62
451.62	0.00	0.00	0.00	0.00	

TERMS: NET 15TH

365050

Transaction Codes

A - Adjustment
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I - Invoice
P - Payment

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RECEIVED
JUL 01 2026
BY:

Approved RECDD
Submitted to AP 7.1.2026
By Kevin McKendree

Kevin McKendree

C/5

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

PAGE NO: 1

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962
THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
365050	000	61826	PO # 61826	NET 15TH	CBR3	6/18/26 1:17

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: 428956/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	2010092	SD SPADE BIT 1-1/4"X6"	9.99	1	9.99 /EA	9.99 N
1	1	EA	2294346	DRILL BIT 14PC TITANIUM	29.99	1	24.99 /EA	24.99 SN
				Return Value $ 19.990				
				Instant Savings				
-1	-1	EA	IS490132	$5 INSTANT SAVINGS-2294346	5.00	1	5.00 /EA	-5.00 RSN
				CREDIT RETURN				

** AMOUNT CHARGED TO STORE ACCOUNT ** 29.98

TAXABLE	0.00
NON-TAXABLE	29.98
SUB-TOTAL	29.98
TAX AMOUNT	0.00
TOTAL AMOUNT	**29.98**

YOU SAVED: 10.00

X Steve F Cassidy
Received By

(CASSIDY, STEVE)

REMITTANCE

CLOSING DATE : 6/30/26
DUE DATE: 7/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

$29.98

NEW BAL: 451.62

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: 6/30/26
DUE DATE : 7/15/26
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
6/11/26	428903	3	I	PO # 061126	91.34		91.34
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6/18/26	428956	3	I	PO # 61826	29.98		29.98
6/25/26	429011	3	I	PO # 062526	113.91		113.91
6/30/26	429047	3	I	PO # 063026	151.87		151.87
PAYMENT	SUMMARY			CHECK 7714 6/15/26 CHECK 7715 6/15/26 CHECK 7713 6/15/26 CHECK 7712 6/15/26 CHECK 7716 6/15/26		19.97 24.99 13.99 95.94 32.98	

CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	NEW BAL: 451.62
451.62	0.00	0.00	0.00	0.00	

TERMS: NET 15TH

365050

Transaction Codes

A - Adjustment
B - Balance Forward
C - Credit
F - Finance Charge
I - Invoice
P - Payment

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

RECEIVED
JUL 01 2026
BY:

Approved RECDD
Submitted to AP 7.1.2026
By Kevin McKendree

Kevin McKendree

C/S

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

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962
THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
365050	000	062526	PO # 062526	NET 15TH	BLB3	6/25/26 12:58

TERMINAL: 601

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

SHIP TO:

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

REWARD NO:19820227380

INVOICE: 429011/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	70018	ACE LHRP SHOVEL	26.99	1	19.99 /EA	19.99 SN
1	1	EA	2029744	DRILL&DRIVR BIT SET 60PC	36.99	1	19.99 /EA	19.99 SN
1	1	EA	2835437	CLAW HAMMER FBGLS 20OZ	21.99	1	21.99 /EA	21.99 N
1	1	EA	2029877	SECURITY BIT SET AST 6PK	9.99	1	9.99 /EA	9.99 N
1	1	EA	2624021	RECIP BLD 10/14TPI 9"5P	17.99	1	17.99 /EA	17.99 N
1	1	EA	74133	ACE BAR&CHAIN OIL 1QT	8.99	1	8.99 /EA	8.99 N
1	1	EA	2037176	HEX L-KEY SET SAE 11PC	9.99	1	9.99 /EA	9.99 N
1	1	EA	2829240	SCREWDRVR SET PH/SL 8P CM	27.99	1	27.99 /EA	27.99 SN
				Return Value $ 21.990				
				Instant Savings				
1	1	ST	2037197	PLIER & WRENCH SET 3PC	27.99	1	27.99 /ST	27.99 N
-1	-1	EA	HH50163	$5 REWARDD	5.00	1	5.00 /EA	-5.00 RSN
				CREDIT RETURN				
-1	-1	EA	HH50163	$5 REWARDD	5.00	1	5.00 /EA	-5.00 RSN
				CREDIT RETURN				

Continued...

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

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962
THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
365050	000	062526	PO # 062526	NET 15TH	BLB3	6/25/26 12:58

TERMINAL: 601

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

SHIP TO:

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

REWARD NO:19820227380

INVOICE: 429011/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
-1	-1	EA	HH50211	$25 REWARDD CREDIT RETURN	25.00	1	25.00 /EA	-25.00 RSN
-1	-1	EA	HH50164	$5 REWARDE CREDIT RETURN	5.00	1	5.00 /EA	-5.00 RSN
-1	-1	EA	HH50165	$5 REWARDF CREDIT RETURN	5.00	1	5.00 /EA	-5.00 RSN
-1	-1	EA	IS494066	$6 INSTANT SAVINGS-2829240 CREDIT RETURN	6.00	1	6.00 /EA	-6.00 RSN

** AMOUNT CHARGED TO STORE ACCOUNT ** 113.91

YOU SAVED: 30.00

TAXABLE	0.00
NON-TAXABLE	113.91
SUB-TOTAL	113.91
TAX AMOUNT	0.00
TOTAL AMOUNT	**113.91**

X Steve F Cassidy
Received By

(CASSIDY, STEVE)

REMITTANCE

CLOSING DATE : 6/30/26
DUE DATE: 7/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

$113.91

NEW BAL: 451.62

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: 6/30/26
DUE DATE : 7/15/26
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
6/11/26	428903	3	I	PO # 061126	91.34		91.34
6/15/26	352310	3	I	PO # 6/15/26 ORG#428919	64.52		64.52
6/18/26	428956	3	I	PO # 61826	29.98		29.98
6/25/26	429011	3	I	PO # 062526	113.91		113.91
6/30/26	429047	3	I	PO # 063026	151.87		151.87
PAYMENT	SUMMARY			CHECK 7714 6/15/26 CHECK 7715 6/15/26 CHECK 7713 6/15/26 CHECK 7712 6/15/26 CHECK 7716 6/15/26		19.97 24.99 13.99 95.94 32.98	

CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	NEW BAL: 451.62
451.62	0.00	0.00	0.00	0.00	

TERMS: NET 15TH

365050

Transaction Codes

A - Adjustment
B - Balance Forward
C - Credit
F - Finance Charge
I - Invoice
P - Payment

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RECEIVED
JUL 01 2026
BY:

Approved RECDD
Submitted to AP 7.1.2026
By Kevin McKendree

Kevin McKendree

C/S

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

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962
THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
365050	000	063026	PO # 063026	NET 15TH	MNK3	6/30/26 10:41

TERMINAL: 605

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

SHIP TO:

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

REWARD NO:19820227380

INVOICE: 429047/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
12	12	EA	16SW	STONES 16" SQ LIMESTONE	5.99	12	5.99 /EA	71.88 N
1	1	EA	7127129	WhlBarow 4cuft Red Steel ACE	79.99	1	79.99 /EA	79.99 N

** AMOUNT CHARGED TO STORE ACCOUNT ** 151.87

TAXABLE	0.00
NON-TAXABLE	151.87
SUB-TOTAL	151.87
TAX AMOUNT	0.00
TOTAL AMOUNT	**151.87**

X Steve Cassidy
Received By

(CASSIDY, STEVE)

REMITTANCE

CLOSING DATE : 6/30/26
DUE DATE: 7/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

$151.87

NEW BAL: 451.62

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: 6/30/26
DUE DATE : 7/15/26
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
6/11/26	428903	3	I	PO # 061126	91.34		91.34
6/15/26	352310	3	I	PO # 6/15/26 ORG#428919	64.52		64.52
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PAYMENT	SUMMARY			CHECK 7714 6/15/26 CHECK 7715 6/15/26 CHECK 7713 6/15/26 CHECK 7712 6/15/26 CHECK 7716 6/15/26		19.97 24.99 13.99 95.94 32.98	

CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	
451.62	0.00	0.00	0.00	0.00	**NEW BAL: 451.62**

TERMS: NET 15TH

365050

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F - Finance Charge
I - Invoice
P - Payment

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Approved RECDD
Submitted to AP 7.1.2026
By Kevin McKendree

Kevin McKendree

C/S

poolsure
AN AQUASOL COMPANY

Invoice

Date	7/1/2026
Invoice#	131295635997

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

Terms	Net 20
Due Date	7/21/2026
PO #	

Bill To	Ship To
Rivers Edge c/o Government Management Services 475 West Town Place Suite 114 St Augustine FL 32092	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	$68.94

Subtotal	$2,826.74
Tax	$0.00
Total	$2,826.74
Amount Paid/Credit Applied	$1,930.00
Balance Due	$896.74

Click Here to Pay Now

RECEIVED
JUN 23 2026
BY:

Approved RECDD
Submitted to AP 6.23.2026
By Kevin McKendree

Kevin McKendree

131295635997

C/S

Quill's
TREE SERVICES, LLC
It's just purr-fect

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 #425

Issued	Jun 28, 2026
Due	Jul 13, 2026
Total	**$1,500.00**

For Services Rendered, CDD 1

Product/Service	Description	Qty.	Unit Price	Total
Free Assessment	Our experts will come to assess your needs and discuss solutions	1	$0.00	$0.00
Customer Responsibilities	• 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
Jun 26, 2026				
Tree Removal	Remove a large tree that fell over at Riverfront Park.	1	$1,500.00	$1,500.00
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	$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

Quill's
TREE SERVICES, LLC
It's just purr-fect

Total	**$1,500.00**

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.

RECEIVED
JUN 28 2026
BY:

Approved RECDD
Submitted to AP 6.28.2026
By Kevin McKendree

Kevin McKendree

C/S

Invoice

Submitted on 06/23/2026

Invoice for	Payable to	Invoice #
Rivers Edge CDD 1	RT Raves	RT-1016-Raves
Billing Address	**Event Name**	**Deposit Due Date**
475 West Town PL Suite 114 St. Augustine, FL 32092	Rivertown Book Fair	6/30/2026

Description	Qty	Unit Price	Total Price
Pop-Up Bubble Tent - Cozy furniture and decorations to enhance seating atmosphere **Setup & Breakdown** - Full venue setup and post-event restoration	2	$ 150.00	$ 300.00

Notes: Subtotal $ 300.00

Event scheduled for Sunday, September 20th at the Riverhouse.

Event Time: 1pm - 4pm EST

RT Raves will arrive at least 1 hour before the Event Time for setup and breakdown at the end of the event.

RECEIVED
JUN 29 2026
BY:

Approved CDD I
Submitted to AP on 6.29.26
by Kimberly Fatuch

Kimberly Fatuch

Total: $300

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	1211
DATE	06/30/2026
TERMS	Net 30
DUE DATE	07/30/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Riverhouse soda machine tripping circuit breaker. Repaired shorted wire. Replaced electrical outlet box and bad GFCI receptacle. Verified correct operation upon completion.	400.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	400.00
TAX	0.00
TOTAL	400.00
BALANCE DUE	**$400.00**

RECEIVED
JUN 30 2026
BY:

Approved RECDD
Submitted to AP 6.30.2026
By Kevin McKendree

Kevin McKendree

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

Invoice Number: 8228755

Invoice Date: 06/25/2026
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

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

Rivers Edge II Community Development District Capital Improvement Revenue Bonds, Series 2020

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE $4,444.69

All invoices are due upon receipt.

RECEIVED
JUN 29 2026
BY:

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

Rivers Edge II Community Development District
Capital Improvement Revenue Bonds, Series 2020

Invoice Number:	8228755
Current Due:	$4,444.69
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

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

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

Invoice Number: 8228755
Invoice Date: 06/25/2026

Rivers Edge II Community Development District
Capital Improvement Revenue Bonds, Series 2020

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

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,125.00	100.00%	$4,125.00
Subtotal Administration Fees - In Advance 06/01/2026 - 05/31/2027				**$4,125.00**
Incidental Expenses 06/01/2026 to 05/31/2027	4,125.00	0.0775		$319.69
Subtotal Incidental Expenses				**$319.69**
TOTAL AMOUNT DUE				**$4,444.69**

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

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

Invoice Number:	8229979
Invoice Date:	06/25/2026
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

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

Rivers Edge Community Development District Capital Improvement Revenue Bonds, Series 2018

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE	$4,444.69

All invoices are due upon receipt.

RECEIVED
JUN 29 2026
BY:

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

Rivers Edge Community Development District Capital Improvement Revenue Bonds, Series 2018

Invoice Number:	8229979
Current Due:	$4,444.69
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

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

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

Invoice Number: 8229979
Invoice Date: 06/25/2026

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

Rivers Edge Community Development District Capital Improvement Revenue Bonds, Series 2018

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,125.00	100.00%	$4,125.00
Subtotal Administration Fees - In Advance 06/01/2026 - 05/31/2027				**$4,125.00**
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Subtotal Incidental Expenses				**$319.69**
TOTAL AMOUNT DUE				**$4,444.69**

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

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	**262673683**
Customer Number	C3178876
Invoice Date	06/18/2026
Due Date	07/18/2026
Order Date	06/17/2026
Order Number	S162784955
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
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	3	CT	22.48	67.44
TCO28600	BAG;WASTE;DOG	2	CT	93.85	187.70
NWLNEBPFGXL	NITRILE EXAM PF GLOVES - BLACK- XLARGE - 5MIL - 100/BX	1	BX	10.99	10.99
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	39.93	39.93
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	76.72	76.72
APWBE650G1	POWER,BCKUP,UPS,PRSV,CCBK	1	EA	106.26	106.26
FHP172134	O-CEDAR POWERCORNER ONE SWEEP BROOM	3	EA	11.27	33.81

- 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

RECEIVED
JUL 01 2026
BY:

Approved RECDD 1
Submitted to A/P 07-01-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	262673683
Invoice Date	06/18/2026
Terms	Net 30
Total Due	**695.15**

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

C3178876262673683262673683000000695155

Customer Number	C3178876
Invoice Number	**262673683**
Invoice Date	06/18/2026

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
	- Continued On From Previous Page -				
RAC98016	CLEANER,DISINFCT TOILET BWL CLEANER, WINTERGR, 24OZ, 2PK	2	PK	9.18	18.36

SUBTOTAL:	695.15
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	695.15
Total Due:	695.15

G/S

PM(P)

WHO BUT W.B.MASON

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

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

Invoice Number	**262690457**
Customer Number	C3178876
Invoice Date	06/19/2026
Due Date	07/19/2026
Order Date	06/17/2026
Order Number	S162784955
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
HEW3YP29AN	INKCART,67, BLK & TRI CLR 2PK	1	EA	43.88	43.88

SUBTOTAL:	43.88
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	43.88
Total Due:	43.88

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

WHO BUT W.B.MASON

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

RECEIVED
JUL 01 2026
BY:

Approved RECDD 1
Submitted to A/P 07-01-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	262690457
Invoice Date	06/19/2026
Terms	Net 30
Total Due	**43.88**

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

C3178876262690457262690457000000004388２

C/S

INVOICE

Baker Pools Inc.
11250 Old St Augustine Rd Ste 15-344
Jacksonville, FL 322571088

bakerpool@yahoo.com
+1 (904) 367-3960

Bill to
kevin Mckendree
Rivertown CDD
475 West Town Place
St Augustine, Florida 32092
USA

Ship to
kevin Mckendree
Rivertown CDD
475 West Town Place
St Augustine, Florida 32092
USA

Invoice details
Invoice no.: 1071
Terms: Net 30
Invoice date: 07/06/2026
Due date: 08/05/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Services**	Supply & install (1) Stainless steel impeller for the Rivertown River house pump.	1	$1,100.00	$1,100.00

Total **$1,100.00**

Ways to pay

BANK

View and pay

RECEIVED
JUL 07 2026
BY:

Approved RECDD
Submitted to AP 7.7.2026
By Kevin McKendree

Kevin McKendree

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: 07/01/2026
Invoice No.: 10322
Due Date: 07/31/2026

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

Qty	Item	Description	Unit Price	Total
1	Recuring Monthly Service	Aquatic Weed and Algae Control	$4,470.00	$4,470.00
1		Treatment for Midge Control	$960.00	$960.00
		Bti (AQUABACxt) 8 Treatments - $960/acres		
		Pond Z (8± acres)		

RECEIVED
JUL 07 2026
BY:

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!

Approved RECDD
Submitted to AP 7.7.2026
By Kevin McKendree

Kevin McKendree

USA TODAY CO.

LocaliQ

ACCOUNT NAME	ACCOUNT #	INV DATE
Rivers Edge Cdd	764134	06/30/26

INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL
0007779349	Jun 1- Jun 30, 2026	$109.44

PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*
$0.00	$0.00	**$530.96**

BILLING ACCOUNT NAME AND ADDRESS

Rivers Edge Cdd
475 W Town Place, Ste 114
Saint Augustine, FL 32092

PAYMENT DUE DATE: JULY 31, 2026

Legal Entity: USA TODAY Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com

FEDERAL ID 47-2390983

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing.

Date	Description	Amount
6/1/26	Balance Forward	$421.52

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
6/17/26	12386108	SAG St Augustine Record	July 1st meeting		$109.44

RECEIVED
JUL 06 2026
BY:

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	$530.96
Service Fee 3.99%	$21.19
*Cash/Check/ACH Discount	-$21.19
*Payment Amount by Cash/Check/ACH	$530.96
Payment Amount by Credit Card	$552.15

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE NUMBER	AMOUNT PAID
Rivers Edge Cdd	764134	0007779349	$530.96

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
$109.44	$421.52	$0.00	$0.00	$0.00	$0.00	**$530.96**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

USA TODAY Media Corp.
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY BY PHONE PLEASE CALL: 1-877-736-7612

TOTAL CREDIT CARD AMT DUE $552.15

To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/

000076413400000000000000777934900053096671 77

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 05/14/2026
SAG staugustine.com 05/14/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/14/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$65.92	
Tax Amount:	$0.00	
Payment Cost:	$65.92	
Order No:	12310312	# of Copies:
Customer No:	764134	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of Rivers Edge Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at the 4455 Avenue A #101, St. Augustine, Florida 32095; Ph: (904) 823-2238. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.
Rivers Edge Community Development District has two (2) seats up for election, specifically Seat 2 and Seat 4. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.
For additional information, please contact the St. Johns County Supervisor of Elections.

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 05/22/2026
SAG staugustine.com 05/22/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/22/2026

NJacobs

Legal Clerk

Notary, State of WI, County of Brown

8·25·26

My commission expires

Publication Cost:	$355.60	
Tax Amount:	$0.00	
Payment Cost:	$355.60	
Order No:	12326772	# of Copies:
Customer No:	764134	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

REQUEST FOR PROPOSALS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES FOR
RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT,
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, AND
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
AND
NOTICE OF PUBLIC MEETING TO OPEN RFP RESPONSES
St. Johns County, Florida

Request for Proposals

Notice is hereby given that **Rivers Edge Community Development Districts ("Rivers Edge")**, **Rivers Edge II Community Development Districts ("Rivers Edge II")**, and **Rivers Edge III Community Development Districts ("Rivers Edge III"** and, all Districts together, the **"Districts"**) will accept proposals from all qualified companies interested in providing landscape and irrigation maintenance services for property within the Rivers Edge, Rivers Edge II, and Rivers Edge III Districts. This is a re-bid of the services originally solicited via RFP dated March 6, 2026.

The project manual (**"Project Manual"**) for the request for proposals (**"RFP"**) will be available for public inspection and may be obtained beginning on May 22, 2026, at 9:00 a.m. (EST) (**"Proposal Pick-Up Time"**) by e mailing the District Manager, Corbin deNagy, at cdenagy@gmsnf.com, with a copy to chogge@gmsnf.com, with the subject line "Rivertown RFP Request for Project Manual."

Firms desiring to submit proposals for this project must attend a mandatory pre-proposal meeting, on **May 27, 2026, at 10:00 a.m. (EST) at the RiverClub located at 160 Riverglade Run, St Johns, FL 32259.** Firms desiring to submit proposals must submit one (1) original, ten (10) hard copies, and one electronic copy on a thumb drive of the required proposal no later than **June 8, 2026, at 1:00 p.m. at 475 West Town Place, Suite 114, St. Augustine, FL 32092, Attention: Corbin deNagy** Additionally, as further described in the Project Manual, each proposer shall supply a bid bond or cashier's check in the amount of ten-thousand dollars ($10,000.00) with its proposal.

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

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

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

Protests

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing within seventy-two (72) hours after the Proposal Pick-Up Time. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the Districts' Rules of Procedure, which are available from the Districts Manager. Any proposer who files a Notice of Protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the Districts at the time of filing, a protest bond payable to the Districts whose decision or actions are the subject of the protest. If the protest relates to all three Districts, a separate protest bond shall be filed with each Districts. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars ($10,000.00). Notwithstanding the Districts' operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars ($10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the Districts Staff may approve. All bonds shall be made payable to the Districts. Failure to post such bond within the requested time period shall result in the protest being dismissed by the Districts, with the proposer afforded no relief.

Notice of Public Meeting for Bid Opening

A special joint meeting of the Rivers Edge Community Development Districts, Rivers Edge II Community Development Districts, and Rivers Edge III Community Development Districts will be held on **June 8, 2026, at 1:00 p.m. at 475 West Town Place, Suite 114, St. Augustine, FL 32092** for the sole purpose of opening the bids. No official action of the Districts' Boards will be taken at this meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained by contacting the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32259, (904) 940-5850. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

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

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

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

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 06/17/2026
SAG staugustine.com 06/17/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/17/2026

R. Robertt

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$109.44
Tax Amount:	$0.00
Payment Cost:	$109.44
Order No:	12386108
Customer No:	764134
PO #:	

\# of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF SPECIAL JOINT MEETING OF THE BOARDS OF SUPERVISORS OF RIVERS EDGE CDD, RIVERS EDGE II CDD, AND RIVERS EDGE III CDD

A special joint meeting of the Boards of Supervisors of the Rivers Edge Community Development District, Rivers Edge II Community Development District, and Rivers Edge III Community Development District (together, the **"Districts"**) will be held on **Wednesday, July 1, 2026, at 10:00 a.m. at the River House Amenity Center, 156 Landing St., Saint Johns, FL**, immediately preceding the regular meeting of the Rivers Edge Community Development District. The purpose of the special meeting is to discuss the RFP for landscape services, and any and all other business coming before the Districts' Boards of Supervisors (together, "**Boards**"). A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager, Governmental Management Services, LLC, at (904) 940-5850 or 475 West Town Place, Suite 114, St. Augustine, FL 32092 ("**District Manager's Office**").

In accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

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

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Corbin deNagy
District Manager

C/S

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

INVOICE NO.	23477621
DATE	07/07/26

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:	CUSTOMER NO.	JOB NO.	P.O. NO.
Upon Receipt	1946	1946	

Description	Quantity	Unit of Measure	Price	Amount
Security Service 06/22/2026-07/05/2026				
Security Officer	104.00	Hours	22.97	2,388.88
Security Officer - Holiday	8.00	Hours	32.50	260.00
Mileage	688.00	Per	0.655	450.64

RECEIVED
JUL 08 2026
BY:

Approved RECDD 1
Submitted to A/P 07-08-26
By Richard Losco
Richard Losco

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

Sub-Total	3,099.52
Sales Tax	
TOTAL($)	$3,099.52

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

Invoice

Invoice #: 292
Invoice Date: 7/1/26
Due Date: 7/1/26
Case:
P.O. Number:

Bill To:

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

RECEIVED
JUL 06 2026
BY:

Description	Hours/Qty	Rate	Amount
Management Fees - July 2026		4,670.00	4,670.00
Website Administration - July 2026		146.25	146.25
Information Technology -July 2026		283.92	283.92
Dissemination Agent Services - July 2026		599.75	599.75
Office Supplies		1.41	1.41
Postage		144.98	144.98
Copies		43.35	43.35
Telephone		9.87	9.87

Total	$5,899.53
Payments/Credits	$0.00
Balance Due	$5,899.53

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	1208
DATE	06/05/2026
TERMS	Net 30
DUE DATE	07/05/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Crosswalk buttons not working on SR 13 between Riverfront Park and Rivertown Blvd. Replaced bad control board and batteries on one pole. Replaced bad pushbutton at another pole. Verified all four crosswalk buttons function correctly upon completion.	4,060.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	4,060.00
TAX	0.00
TOTAL	4,060.00
BALANCE DUE	**$4,060.00**

RECEIVED
JUL 08 2026
BY:

Approved RECDD
Submitted to AP 7.8.2026
By Kevin McKendree

Kevin McKendree

Vesta

C/S

Invoice

Invoice #	433400
Date	06/30/2026
Terms	Net 30
Due Date	07/31/2026
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 June	477.55	21.40	10,219.57

Thank you for your business.

Total 10,219.57

Corbin deNagy
7/8/2026

RECEIVED
JUL 08 2026
BY:

Vesta
Vested in your community

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

Billable Services Invoice

Invoice: 5.26.2026 – 6.25.2026
Date: 7.1.2026

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
May 26th – June 25th	477.55	$21.40	$10219.57
		TOTAL	$10219.57

Thank you for your business!

Vesta
Vested in your community.

Vesta™

C/S

Invoice

Invoice #	433420
Date	06/30/2026
Terms	Net 30
Due Date	07/30/2026
Memo	Billable Mileage split

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
Billable Mileage split in 3	1	147.88	147.88

Total 147.88

Corbin deNagy
7/8/2026

RECEIVED
JUL 08 2026
BY:

Vesta Mileage Report

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

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
6/1	Daily mileage	Rivertown	Rivertown	61.2	Riversedge CDD		61.2
6/2	Daily mileage	Rivertown	Rivertown	32.5	iversedge CDD		32.5
6/3	Daily mileage	Rivertown	Rivertown	23.6	iversedge CDD		23.6
6/4	Daily mileage	Rivertown	Rivertown	34.9	Riversedge CDD		34.9
6/5	Daily mileage	Rivertown	Rivertown	18.2	iversedge CDD		18.2
6/8	Daily mileage	Rivertown	Rivertown	54.3	iversedge CDD		54.3
6/9	Daily mileage	Rivertown	Rivertown	42	iversedge CDD		42
6/10	Daily mileage	Rivertown	Rivertown	27.4	iversedge CDD		27.4
6/11	Daily mileage	Rivertown	Rivertown	14.9	iversedge CDD		14.9
6/12	Daily mileage	Rivertown	Rivertown	29.3	iversedge CDD		29.3
6/15	Daily mileage	Rivertown	Rivertown	56.8	iversedge CDD		56.8
6/16	Daily mileage	Rivertown	Rivertown	31.2	iversedge CDD		31.2
6/17	Daily mileage	Rivertown	Rivertown	33.6	iversedge CDD		33.6
6/18	Daily mileage	Rivertown	Rivertown	20	iversedge CDD		20
6/19	Daily mileage	Rivertown	Rivertown	22.1	iversedge CDD		22.1
6/22	Daily mileage	Rivertown	Rivertown	63.9	iversedge CDD		63.9
6/23	Daily mileage	Rivertown	Rivertown	42.8	iversedge CDD		42.8
6/24	Daily mileage	Rivertown	Rivertown	24.8	iversedge CDD		24.8
6/25	Daily mileage	Rivertown	Rivertown	11.3	iversedge CDD		11.3
6/26	Daily mileage	Rivertown	Rivertown	25.6	iversedge CDD		25.6
6/29	Daily mileage	Rivertown	Rivertown	57.2	iversedge CDD		57.2
6/30	Daily mileage	Rivertown	Rivertown	37.3	iversedge CDD		37.3

Total Mileage	**765**
Reimbursement Rate	**$0.580**
Total Reimbursement	**$443.64**
Date Submitted in Paycom	7/7/26

$147.88

Vesta

C/S

Invoice

Invoice #	433096
Date	07/01/2026
Terms	Net 30
Due Date	07/31/2026
Memo	Rivers Edge CDDI

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
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

7/8/2026

RECEIVED
JUL 08 2026
BY:

C/5

(Page 1)
PM(P)

WHO BUT W.B.MASON

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

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

Invoice Number	**262773721**
Customer Number	C3178876
Invoice Date	06/24/2026
Due Date	07/24/2026
Order Date	06/23/2026
Order Number	S162906441
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
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	39.93	39.93
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
TCO28600	BAG;WASTE;DOG	2	CT	93.85	187.70
RAC98016	CLEANER,DISINFCT TOILET BWL CLEANER, WINTERGR, 24OZ, 2PK	2	PK	9.18	18.36
HERX6639AK	LINER,REPRO,33X39 1.5ML,BK 100/CT	6	CT	68.59	411.54
CLO31043	DISINFECTANT,4IN1,OR	1	EA	9.01	9.01
CLO35417	CLOROX CLEAN-UP CLOROX PRO DISINFECTANT SPRAY 9/32FO	2	EA	9.49	18.98

- Please See Next Page for Continuation -

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

RECEIVED
JUL 02 2026
BY:

Approved RECDD 1
Submitted to A/P 07-02-26
By Richard Losco
Richard Losco

WHO BUT W.B.MASON

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

Remittance Section	
Customer Number	C3178876
Invoice Number	262773721
Invoice Date	06/24/2026
Terms	Net 30
Total Due	**1,012.05**

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

C317887626277372126277372100000001012050

Customer Number	C3178876
Invoice Number	**262773721**
Invoice Date	06/24/2026

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
	- Continued On From Previous Page -				
PGC13846	FEBREEZE PLUG TRF LINEN&SKY 6/2.63OZ	3	EA	16.97	50.91

SUBTOTAL:	1,012.05
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	1,012.05
Total Due:	1,012.05

C/5

(Page 1)
PM(P)

WHO BUT W.B.MASON

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

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

Invoice Number	**262847774**
Customer Number	C3178876
Invoice Date	06/29/2026
Due Date	07/29/2026
Order Date	06/23/2026
Order Number	S162906441
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
SJN322338	CLEANER,WINDEX GLASS,BE	2	EA	13.70	27.40

SUBTOTAL:	27.40
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	27.40
Total Due:	27.40

RECEIVED
JUL 02 2026
BY:

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

WHO BUT W.B.MASON

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

Approved RECDD 1
Submitted to A/P 07-02-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	262847774
Invoice Date	06/29/2026
Terms	Net 30
Total Due	**27.40**

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

C3178876262847774262847774000000002740l

C/5

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

WIPES.com

INVOICE

BILL TO	SHIP TO	SHIP DATE	07/06/2026	INVOICE	24155
Rivers Edge CDD	Rivertown - St Johns FL	SHIP VIA	UPS	DATE	07/06/2026
475 West Town Place,	140 Landing St			TERMS	Net 30
Suite 114	St Johns, FL 32259			DUE DATE	08/05/2026
St. Augustine, Fl. 32092					

	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

Pay DISCOVER VISA AMEX BANK

View and pay

RECEIVED
JUL 06 2026
BY:

Approved RECDD 1
Submitted to A/P 07-06-26
By Richard Losco
Richard Losco

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1199072	6/16/2026
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 16, 2026

Invoice Amount: $3,000.00

Description	Current Amount
Repair at the Arbors park caused by the golf carts.	
Landscape Enhancement CORE	$3,000.00

Invoice Total **$3,000.00**

RECEIVED
JUL 06 2026
BY:

Approved RECDD 1
Submitted to A/P 07-06-26
By Richard Losco
Richard Losco

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

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1200758	6/19/2026
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: July 19, 2026

Invoice Amount: $1,520.32

Description	Current Amount
Mainline repair******Keystone Corner******	
Irrigation Repairs	$1,520.32

Invoice Total **$1,520.32**

RECEIVED
JUL 06 2026
BY:

Approved RECDD 1
Submitted to A/P 07-06-26
By Richard Losco

Richard Losco

IN COMMERCIAL LANDSCAPING

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

YELLOWSTONE
LANDSCAPE

COMPLETED

W. O. #

NAME RIVERTOWN

ADDRESS

DATE 6/4/2026 PG 1 OF 1

#		EACH	EXTNSN
			$ -
	REPAIRED MAINLINE LEAK ON CORNER OF KEYSTONE BY SIDEWALK		$ -
			$ -
1	3" SLIP FIX	$ 96.50	$ 96.50
2	3" COUPLING	$ 11.98	$ 23.96
2	1" COUPLINGS	$ 1.54	$ 3.08
2	3/4 COUPLINGS	$ 0.89	$ 1.78
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 125.32

Please stamp here

DESCRIPTION	HOURS	RATE	TOTAL
TECH	15	$93.00	$ 1,395.00
			$ -
			$ -
			$ -
		LABOR & RENTAL TOTAL	$ 1,395.00

Comments:

MATERIALS	$ 125.32
LABOR & RENTAL	$ 1,395.00
TOTAL	$ 1,520.32

DATE COMPLETED 6-4-26 TECHNICIAN JOE CLIENT

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1200759	6/19/2026
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: July 19, 2026

Invoice Amount: $189.00

Description	Current Amount
Bubbler installation	
Irrigation Repairs	$189.00

RECEIVED
JUL 06 2026
BY:

Invoice Total **$189.00**

Approved RECDD 1
Submitted to A/P 07-06-26
By Richard Losco
Richard Losco

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

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

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. #	CDD1
NAME	RIVER TOWN
ADDRESS	north lake
DATE	6/15/2026

#					EXTENTION
3		add 3 bubblers to new trees fittings flexs,tees and MA	$ 32.00		$ 96.00
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
			PARTS TOTAL		$ 96.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
6/15/2026	TECH	1	$ 93.00	$ 93.00
				$ -
				$ -
				$ -

COMMENTS :

MATERIALS	$ 96.00
LABOR & RENTAL	$ 93.00
TOTAL	$ 189.00

DATE COMPLETED 6/15/26 TECHNICIAN Davon albert CLIENT

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1202262	6/23/2026
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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 23, 2026

Invoice Amount: $3,226.45

Description	Current Amount
June irrigation repairs-2026******Main St.******	
Irrigation Repairs	$3,226.45

RECEIVED
JUL 06 2026
BY:

Invoice Total **$3,226.45**

Approved RECDD 1
Submitted to A/P 07-06-26
By Richard Losco
Richard Losco

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

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YELLOWSTONE
LANDSCAPE

completed

W. O. #
NAME **River Town**
ADDRESS main st CDD1
DATE 6/17/2026 PG OF

#		EACH	EXTNSN
4	Decoders	$443.80	$ 1,775.20
15	splce kits DBY	$9.95	$149.25
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$1,924.45

Please stamp here

DESCRIPTION	HOURS		RATE	TOTAL
Tech	14	#	$93.00	$ 1,302.00
				$ -
				$ -
				$ -
			LABOR & RENTAL TOTAL	$ 1,302.00

Approved

Not Approved

Comments:

Comments	PROPOSED WORK	
Arbor time clock needed 4 new Decoders on main st near side walk	MATERIALS	$ 1,924.45
	LABOR & RENTAL	$ 1,302.00
	TOTAL	$ 3,226.45

CLIENT

C 15

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1205405	6/29/2026
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 29, 2026

Invoice Amount: $936.03

Description	Current Amount
June irrigation repairs-2026******427 Main St.******	
Irrigation Repairs	$936.03

RECEIVED
JUL 06 2026
BY:

Invoice Total **$936.03**

Approved RECDD 1
Submitted to A/P 07-06-26
By Richard Losco
Richard Losco

IN COMMERCIAL LANDSCAPING

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

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. #	cdd1
NAME	RIVER TOWN
ADDRESS	427 rivertown main st clock
DATE	6/16/2026

#	INSPECTION REPORT BIL		EXTENTION
4	BROKEN ROTORS	$ 22.85	$ 91.40
15	BROKEN 6" SPRAYS + NOZZLES	$ 11.61	$ 174.15
1	nozzles	$ 2.55	$ 2.55
1	broken 1" lateral pipe fittings coupling and 1" slip fix	$ 17.30	$ 17.30
1	broken 1/2 line	$ 2.85	$ 2.85
1	solenoid	$ 84.98	$ 84.98
2	dby	$ 2.40	$ 4.80
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 378.03

DATE	DESCRIPTION	HOURS	RATE	TOTAL
6/16/2026	TECH	6	$ 93.00	$ 558.00
				$ -
				$ -
				$ -
				$ 558.00

COMMENTS : zone 18 broken 1" pipe infront the grove
zone 23 was not working inside the grove

MATERIALS	$ 378.03
LABOR & RENTAL	$ 558.00
TOTAL	$ 936.03

DATE COMPLETED 6/16/26 TECHNICIAN Davon albert CLIENT

C15

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1205406	6/29/2026
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 29, 2026

Invoice Amount: $1,636.67

Description	Current Amount
June irrigation repairs-2026******131 Main St.******	
Irrigation Repairs	$1,636.67

RECEIVED
JUL 06 2026
BY:

Invoice Total **$1,636.67**

Approved RECDD 1
Submitted to A/P 07-06-26
By Richard Losco
Richard Losco

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

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YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. #	CDD 1
NAME	RIVERTOWN
ADDRESS	131 RIVERTOWN MAIN ST
DATE	6/9/2026

CDD1

#	REPAIRS MADE AFTER IRRIGATION INSPECTION		EXTENTION
1	broken 3/4 lateral pipe	$ 6.00	$6.00
10	BROKEN ROTORS	$ 22.85	$ 228.50
29	BROKEN 6" SPRAY HEADS + NOZZLES	$ 11.61	$ 336.69
3	CLOG AND BROKEN NOZZLES	$ 2.55	$ 7.65
1	broken 3/4" x 1/2" street ell	$ 3.04	$ 3.04
1	broken 11/4 lateral pipe fittings slip fix and coupling	$ 31.79	$ 31.79
			$ -
			$ -
	maintenance damage no charge		$ -
9	broken 6" spray head		$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 613.67

DATE	DESCRIPTION	HOURS	RATE	TOTAL
6/9/2026	tech	11	$ 93.00	$ 1,023.00
				$ -
				$ -
				$ -
				$ 1,023.00

COMMENTS :broken 11/4 line on long leaf before stop light
broken sprays and rotors along rivertown main st before the grove and along
longleaf pine
one broken 1/2 line ond long leaf pine

MATERIALS	$ 613.67
LABOR & RENTAL	$ 1,023.00
TOTAL	$ 1,636.67

DATE COMPLETED 6/9/26 TECHNICIAN DAVON ALBERT CLIENT

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1205407	6/29/2026
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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 29, 2026

Invoice Amount: $1,351.44

Description	Current Amount
June irrigation repairs-2026******131 Main St.******	
Irrigation Repairs	$1,351.44

RECEIVED
JUL 06 2026
BY:

Invoice Total **$1,351.44**

Approved RECDD 1
Submitted to A/P 07-06-26
By Richard Losco
Richard Losco

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YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. # cdd 1
NAME RIVER TOWN
ADDRESS 131 RIVER TOWN MAIN ST
DATE 6/10/2026
CDD1

#					EXTENTION
1		zone 28 replace bad decoder and solenoid	$ 528.78		$ 528.78
1		ZONE 1,8,14,27,37 and 38 was not working replace bad selonoid	$ 406.00		$ 406.00
2		DBR/Y	$ 5.53		$ 11.06
14		DBY	$ 2.40		$ 33.60
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
				PARTS TOTAL	$ 979.44

DATE	DESCRIPTION	HOURS	RATE	TOTAL
6/10/2026	TECH	4	$ 93.00	$ 372.00
				$ -
				$ -
				$ -
				$ 372.00

COMMENTS :

MATERIALS	$ 979.44
LABOR & RENTAL	$ 372.00
TOTAL	$ 1,351.44

DATE COMPLETED 6/10/26 TECHNICIAN DAVON ALBERT CLIENT

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1205408	6/29/2026
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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 29, 2026

Invoice Amount: $810.34

Description	Current Amount
June irrigation repairs-2026	
Irrigation Repairs	$810.34

RECEIVED
JUL 06 2026
BY:

Invoice Total **$810.34**

Approved RECDD 1
Submitted to A/P 07-06-26
By Richard Losco
Richard Losco

IN COMMERCIAL LANDSCAPING

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

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YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. #	cdd 1
NAME	RIVER TOWN
ADDRESS	main st round about
DATE	6/23/2026

#						EXTENTION
14		broken sprays + nozzles		$ 11.61		$ 162.54
8		broken rotors		$ 22.85		$ 182.80
						$ -
						$ -
8		broken sprays maintenance repair no charge				$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
					PARTS TOTAL	$ 345.34

DATE	DESCRIPTION	HOURS		RATE		TOTAL
6/23/2026	tech	5		$ 93.00		$ 465.00
						$ -
						$ -
						$ -
						$ 465.00

COMMENTS :

MATERIALS		$ 345.34
LABOR & RENTAL		$ 465.00
TOTAL		$ 810.34

DATE COMPLETED 6/23/26 TECHNICIAN davon albert CLIENT

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1213509	7/1/2026
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 31, 2026

Invoice Amount: $91,599.75

Description	Current Amount
Monthly Landscape Maintenance July 2026	$91,599.75

RECEIVED
JUL 06 2026
BY:

Invoice Total **$91,599.75**

Approved RECDD 1
Submitted to A/P 07-06-26
By Richard Losco
Richard Losco

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

CHEROKEE PRINTING, INC.
3733 Adirolf Rd
Jacksonville, FL 32207
(904)398-2852

Invoice

Date	Invoice #
7/15/2026	68421

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

Job No	P.O. Number	Terms	Ship	Via
		Due on receipt	7/15/2026	

Quantity	Item Code	Description	Amount
		Rivers Edge CDD	
1,518	CASS Certify	Load, read, convert files, CASS Certify addresses to enable automation based postage rates: Create automation based sack/tray tags & postal documents: format for inkjet addressing	75.00
1	Form Layout	Form layout & preparation	37.50
1,518	Printing	Laser 1 sheet front & back	531.30
1,518	Fold	Fold Materials	97.80
1,518	Insert	Insert one piece into #10 envelope, seal, sort and mail, Standard Rate	136.94
1,538	Printing	#10 Window envelope printed one color black ink	395.47
1,518	Postage	Postage	1,259.94

Total $2,533.95

RECEIVED
By Tara Lee at 9:36 am, Jul 16, 2026

C/S

CINTAS
READY FOR THE WORKDAY™

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 # 5345049815
Invoice Date 07/01/2026
Credit Terms NET 30 DAYS
Customer # 10528780
Store# RIVERS EDGE COMMUNITY DEV DISTRICT
Cintas Route LOC #0292 ROUTE 0009
Order # 7065070749
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	
43658		WATERPROOF CLEAR STRIPS		1	BOX	$19.93	$19.93	
55555		HARD SURFACE DISINFEC SVC		1	EA	$10.95	$10.95	
100039		TRIPLE ANTIBIOTIC OINT SM		1	BAG	$15.55	$15.55	
182019		STINGRELIEF WIPES 10/UNIT		1	BOX	$14.87	$14.87	
						Unit Subtotal:	**$61.30**	
Unit	000000000999900999	**Unit Description:**	Other					
400		SERVICE CHARGE		1	EA	$25.95	$25.95	
						Unit Subtotal:	**$25.95**	
						Invoice Sub-total	**$87.25**	
						Tax	**$0.00**	
						Invoice Total	**$87.25**	

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

Approved RECDD 1
Submitted to A/P - 07-13-26
By Richard Losco
Richard Losco

RECEIVED
JUL 13 2026
BY:

Note

cintas
EP

C/S

CINTAS
READY FOR THE WORKDAY™

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 # 9379452424
Invoice Date 07/01/2026
Credit Terms NET 30 DAYS
Customer # 10528780
Store# RIVERS EDGE COMMUNITY DEV DISTRICT
Cintas Route LOC #0292 ROUTE 0009
Order # 0060105026
Payer # 10596960

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

Material #	Description	Quantity		Unit Price	Ext Price	Tax
7431001Z_R	LIFEREADY AED MGMT 1YR	1	EA	$175.00	$175.00	
				Invoice Sub-total	**$175.00**	
				Tax	**$0.00**	
				Invoice Total	**$175.00**	

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

Note

Approved RECDD 1
Submitted to A/P - 07-13-26
By Richard Losco
Richard Losco

RECEIVED
JUL 13 2026
BY:

C/S

CINTAS®
READY FOR THE WORKDAY™

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

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

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

INVOICE

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

BILL TO: RIVERS EDGE CDD
475 W TOWN PL STE 114
ST AUGUSTINE, FL 32092-3649

INVOICE #	4274829972
INVOICE DATE	07/06/2026
SERVICE TICKET #	4274829972
STORE #	1
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	

RECEIVED
JUL 13 2026
BY:

Approved RECDD 1
Submitted to A/P 07-13-26
By Richard Losco
Richard Losco

Signature :
Cust. Name: RIVERS EDGE CDD
Lynn R 10:34 AM 07/06/26
SoldTo# 0021060308 SO# 4274829972
Invoice Total Payment on Account
$163.07 **$0.00**

C15

GIDDENS SECURITY CORPORATION LIC#B0001267

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

INVOICE NO.	23477818
DATE	07/21/26

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:	CUSTOMER NO.	JOB NO.	P.O. NO.
Upon Receipt	1946	1946	

Description	Quantity	Unit of Measure	Price	Amount
Security Service 07/06/2026-07/19/2026				
Security Officer	112.00	Hours	22.97	2,572.64
Mileage	767.00	Per	0.655	502.39

RECEIVED
JUL 22 2026
BY:

Approved RECDD 1
Submitted to A/P 07-22-26
By Richard Losco
Richard Losco

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

Sub-Total	3,075.03
Sales Tax	
TOTAL($)	$3,075.03

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

Invoice

Invoice #: 293
Invoice Date: 7/14/26
Due Date: 7/14/26
Case:
P.O. Number:

Bill To:

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

RECEIVED
JUL 22 2026
BY:

Description	Hours/Qty	Rate	Amount
Preparation of SERC for Rivers Edge boundary amendment		4,000.00	4,000.00
Please Wire Funds To:			
[redacted]			
1.300.13100.10900			

Total	$4,000.00
Payments/Credits	$0.00
Balance Due	$4,000.00

C/S

KAD ELECTRIC COMPANY

P.O. BOX 8567
FLEMING ISLAND FL 32006-0014

Invoice

DATE	INVOICE #
6/12/2026	5168

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

P.O. NO.	TERMS	JOB
	Net 25	26-946

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
		Rivertown: Main St. near Quailberry Place		
Elec. Labor	1	Replaced light pole. Service call to safe off light pole, pick-up, build and installed light pole.	1,650.00	1,650.00
Elec. Matrl	1		9,800.00	9,800.00
Elec. Labor	1	lift	300.00	300.00

RECEIVED
JUL 14 20
BY:

Approved RECDD
Submitted to AP 7.14.2026
By Kevin McKendree

Kevin McKendree

Thank you for your business. We appreciate it very much.

Phone #	Fax #	E-mail
904-541-1000	**904-215-3475**	**LDEASE@AOL.COM**

Total	$11,750.00
Payments/Credits	$0.00
Balance Due	$11,750.00

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

INVOICE

Invoice # 15216
Date: 06/17/2026
Due On: 07/17/2026

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

Statement of Account

	Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(	$0.00	+	$105.00	) - (	$0.00	) =	**$105.00**

RECDD-102

Rivers Edge CDD - Mattamy Boundary Amendment

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	05/27/2026	Research statutory requirements for boundary amendment hearing.	0.30	$350.00	$105.00
					Total	**$105.00**

Corbin deNagy
7/20/2026

RECEIVED
JUL 20 2026
BY:

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

Please pay within 30 days.

INVOICE

Invoice # 15445
Date: 07/16/2026
Due On: 08/15/2026

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

Statement of Account

	Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(	$0.00	+	$4,987.76	) - (	$0.00	) =	**$4,987.76**

RECDD-01

Rivers Edge CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MGH	06/02/2026	Review draft agenda and identify legal follow-up items needed.	0.20	$295.00	-	$59.00
Service	LG	06/03/2026	Prepare Addendum 1 for landscape RFP rebid.	0.30	$350.00	-	$105.00
Service	MGH	06/03/2026	Begin preparing RT Athletics license agreement for tennis and pickleball lessons.	0.60	$295.00	-	$177.00
Service	LG	06/04/2026	Review draft agenda and status of pending legal action items; research history of recorded disclosures.	0.50	$350.00	-	$175.00
Service	LG	06/05/2026	Attend agenda planning call.	0.40	$350.00	-	$140.00
Service	LG	06/06/2026	Prepare amended and restated disclosure of public finance.	2.00	$350.00	-	$700.00

Service	LG	06/09/2026	Update and finalize disclosure of public finance.	0.40	$350.00	-	$140.00
Service	MGH	06/09/2026	Review status of Arbors turf damage proposal.	0.10	$295.00	-	$29.50
Service	LG	06/10/2026	Review and provide comments to May minutes.	0.70	$350.00	-	$245.00
Service	MGH	06/10/2026	Analyze District records and background information on Arbors turf damage; review proposal for repair work; prepare letter to residents regarding demand for reimbursement.	0.90	$295.00	-	$265.50
Service	LG	06/10/2026	Review details of golf cart incident and approve damage reimbursement letter.	0.20	$350.00	-	$70.00
Service	MGH	06/11/2026	Finalize letter to resident regarding reimbursement for sod damage and transmit for issuance.	0.10	$295.00	-	$29.50
Service	MGH	06/12/2026	Further prepare and finalize RT Athletics license agreement for tennis and pickleball lessons; review Supervisor of Elections records and status of District Board seats in preparation for 2025 election season.	0.30	$295.00	-	$88.50
Service	LG	06/12/2026	Review insurance revisions to vehicle use policy.	0.30	$350.00	-	$105.00
Service	LG	06/12/2026	Review agenda and prepare for Board meeting.	0.30	$350.00	-	$105.00
Service	LG	06/16/2026	Advise regarding status of tennis request, AT&T request, and FY 27 budget notices.	0.20	$350.00	-	$70.00
Service	MGH	06/16/2026	Review and analyze agenda package and materials for Board	0.80	$295.00	-	$236.00

			consideration; prepare for Board meeting.				
Service	LG	06/17/2026	Attend Board meeting.	1.50	$350.00	100.0%	$0.00
Service	LG	06/17/2026	Receive executed disclosure of public finance, coordinate recording of same.	0.20	$350.00	100.0%	$0.00
Service	MGH	06/17/2026	Prepare for and attend Board meeting.	3.50	$295.00	-	$1,032.50
Expense	KB	06/17/2026	Travel: Mileage - MGH.	17.60	$0.725	-	$12.76
Service	LG	06/18/2026	Follow up on legal action items from Board meeting.	0.30	$350.00	-	$105.00
Service	MGH	06/18/2026	Review Vesta vehicle use policies.	0.20	$295.00	-	$59.00
Service	CD	06/18/2026	Finalize, format and Record Second Amended and Restated Disclosure of Public Finance in St Johns County through Simplifile; Download recorded document; Email to District Staff and District Manager.	0.70	$190.00	-	$133.00
Service	MGH	06/19/2026	Confer and coordinate with District staff regarding Board meeting follow-up items and legal input needed.	0.20	$295.00	-	$59.00
Service	CD	06/23/2026	Confer with District Staff regarding Proposal responses to RFP; Download responses.	0.30	$190.00	100.0%	$0.00
Service	CD	06/23/2026	Analyze email from District Staff and Download Proposals from Ruppert Landscape, Yardnique, Yellowstone and United Land Services in Response to RFP.	0.40	$190.00	-	$76.00
Service	LG	06/25/2026	Analyze legal topics for potential security session.	0.20	$350.00	-	$70.00
Service	MGH	06/25/2026	Confer with District Manager regarding ongoing District matters, July agenda items/	0.20	$295.00	-	$59.00

			meeting planning, and Flock agreement renewals.				
Service	MGH	06/29/2026	Begin reviewing landscape RFP responses in detail for legal sufficiency.	0.30	$295.00	-	$88.50
Service	MGH	06/30/2026	Further analyze landscape RFP responses in detail for legal sufficiency and other matters; prepare for evaluation meeting; confer regarding material vs. immaterial deficiencies; research related to same.	1.40	$295.00	-	$413.00
Service	LG	06/30/2026	Analyze landscape bids and prepare scoring instructions for Board meeting.	0.30	$350.00	-	$105.00
Service	LG	06/30/2026	Review list of legislative bills signed into law; analyze steps needed for implementation.	0.10	$350.00	-	$35.00
				Line Item Discount Subtotal			**-$652.00**
						Total	**$4,987.76**

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

Please pay within 30 days.

Corbin deNagy

7/20/2026

RECEIVED
JUL 20 2026
BY:

INVOICE

Invoice # 15446
Date: 07/16/2026
Due On: 08/15/2026

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

Statement of Account

	Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(	$105.00	+	$385.00	) - (	$0.00	) =	**$490.00**

RECDD-102

Rivers Edge CDD - Mattamy Boundary Amendment

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	06/04/2026	Confer with Mattamy counsel regarding status and timeline of boundary amendment.	0.40	$350.00	$140.00
Service	LG	06/26/2026	Review district manager's draft SERC and provide comments to same.	0.70	$350.00	$245.00
					Total	**$385.00**

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

Please pay within 30 days.

Corbin deNagy
7/20/2026

RECEIVED
JUL 20 2026
BY:

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

July 16, 2026
Project No: P0113094.60
Invoice No: 22012743

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 June CDD meeting.

Professional Services from May 30, 2026 to July 03, 2026

Professional Personnel

	Hours	Rate	Amount	
Project Director	.50	235.00	117.50	
Totals	.50		117.50	
Total Labor				**117.50**

Reimbursable Expenses

Travel - Reimbursable - Mileage		6.68	
Travel - Reimbursable- Mileage Client OV		4.20	
Total Reimbursables	**1.15 times**	**10.88**	**12.51**

Total this Invoice **$130.01**

Corbin deNagy
7/17/2026

RECEIVED
JUL 17 2026
BY:

REMITTANCE:
CHECKS: PRIME AEI 13901 Sutton Park Dr. S., Suite 200A, Jacksonville FL 32224l
If paying via ACH or wire, please send a remittance advice to cashreceipt@primeeng.com

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

July 17, 2026
Project No: P0113094.75
Invoice No: 22012750

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 P0113094.75 Rivers Edge CDD Public Facility Report

Professional Services from May 30, 2026 to July 03, 2026

Fee & Expense billing

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Task 1: Development of Public Facilities	7,500.00	95.00	7,125.00	6,225.00	900.00
Total Fee	7,500.00		7,125.00	6,225.00	900.00

Total Fee **900.00**

Reimbursable Expenses

Printing - Reimbursable		7.25	
Total Reimbursables	**1.15 times**	**7.25**	**8.34**

Total this Task **$908.34**

Total this Invoice **$908.34**

Billings to Date

	Current	Prior	Total	Received	A/R Balance
Fee	900.00	6,225.00	7,125.00		
Expense	8.34	225.62	233.96		
Totals	**908.34**	**6,450.62**	**7,358.96**	**6,450.62**	**908.34**

RECEIVED
JUL 17 2026
BY:

Corbin deNagy
7/17/2026

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

PRIME AE

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

July 17, 2026
Project No: P0113094.86
Invoice No: 22012753

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 P0113094.86 RT Grand Bridge Stop Sign

Professional Services from May 30, 2026 to July 03, 2026

Fee & Expense

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Task 1: Plan Modification and Permitting	3,500.00	75.00	2,625.00	0.00	2,625.00
Total Fee	3,500.00		2,625.00	0.00	2,625.00

Total Fee **2,625.00**

Professional Personnel

	Hours	Rate	Amount	
Clerical/Administrative Support				
Cheney, Rachel	.50	100.00	50.00	
Totals	.50		50.00	
Total Labor				**50.00**

Total this Task **$2,675.00**

Total this Invoice **$2,675.00**

Billings to Date

	Current	Prior	Total	Received	A/R Balance
Fee	2,625.00	0.00	2,625.00		
Labor	50.00	0.00	50.00		
Totals	**2,675.00**	**0.00**	**2,675.00**	**0.00**	**2,675.00**

Cost Share Reimbursement

RE: $949.63
RE2: $788.59
RE3: $936.78
Total: $2,675.00

RECEIVED
JUL 17 2026
BY:

Corbin deNagy
7/17/2026

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

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	1212
DATE	07/13/2026
TERMS	Net 30
DUE DATE	08/12/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Streetlights on Kendall Crossing Drive staying on during the day. Inspected wiring. Replaced bad photocell sensor. Verified correct operation upon completion.	225.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	225.00
TAX	0.00
TOTAL	225.00
BALANCE DUE	**$225.00**

RECEIVED
JUL 13 2026
BY:

Approved RECDD
Submitted to AP 7.13.2026
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

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INVOICE

BILL TO		INVOICE	1213
Rivers Edge CDD 1		DATE	07/13/2026
475 West Town Place		TERMS	Net 30
Suite 114		DUE DATE	08/12/2026
Saint Augustine, Florida			
32092			

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Streetlight on Kendall Crossing Drive near Fiddlewood Drive is not working. Replaced bad LED driver assembly. Cleaned lens. Realigned fixture. Verified correct operation upon completion.	850.00

Please make check payable to TMT Electric LLC.

RECEIVED
JUL 13 2026
BY:

SUBTOTAL	850.00
TAX	0.00
TOTAL	850.00
BALANCE DUE	**$850.00**

Approved RECDD
Submitted to AP 7.13.2026
By Kevin McKendree

Kevin McKendree

C/5

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

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INVOICE

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

INVOICE	1214
DATE	07/17/2026
TERMS	Net 30
DUE DATE	08/16/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Streetlight not working on Rivertown Main Street and Orange Branch Trail roundabout. Replaced bad LED driver assy. Cleaned lens. Verified correct operation upon completion.	850.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	850.00
TAX	0.00
TOTAL	850.00
BALANCE DUE	**$850.00**

Approved RECDD
Submitted to AP 7.17.2026
By Kevin McKendree

Kevin McKendree

RECEIVED
JUL 17 2026
BY:

C15

TMT Electric, LLC
290 Circle Dr S
Saint Augustine, FL 32084 US
(904) 315-1248
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BILL TO
Rivers Edge CDD 1
475 West Town Place
Suite 114
Saint Augustine, Florida
32092

INVOICE	1215
DATE	07/17/2026
TERMS	Net 30
DUE DATE	08/16/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Streetlight at the corner of Orange Branch Trail and Keystone Corners Blvd. is strobing while energized. Replaced faulty LED driver assy. Cleaned lens. Verified correct operation upon completion.	850.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	850.00
TAX	0.00
TOTAL	850.00
BALANCE DUE	**$850.00**

RECEIVED
JUL 17 2026
BY:

Approved RECDD
Submitted to AP 7.17.2026
By Kevin McKendree

Kevin McKendree

C/5

TMT Electric, LLC
290 Circle Dr S
Saint Augustine, FL 32084 US
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tmtelectricllc@gmail.com

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

INVOICE	1216
DATE	07/23/2026
TERMS	Net 30
DUE DATE	08/22/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	The "Groves" monument sign lighting fixture is not working. Replaced faulty LED fixture. Verified correct operation upon completion.	165.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	165.00
TAX	0.00
TOTAL	165.00
BALANCE DUE	**$165.00**

RECEIVED
JUL 24 2026
BY:

Approved RECDD
Submitted to AP 7.24.2026
By Kevin McKendree

Kevin McKendree

C/S

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

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

INVOICE	1217
DATE	07/23/2026
TERMS	Net 30
DUE DATE	08/22/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	The "Retreat" monument sign lighting fixtures are not working. Replaced two faulty LED lighting fixtures. Verified correct operation upon completion.	300.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	300.00
TAX	0.00
TOTAL	300.00
BALANCE DUE	**$300.00**

RECEIVED
JUL 24 2026
BY:

Approved RECDD
Submitted to AP 7.24.2026
By Kevin McKendree

Kevin McKendree

C/5

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

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INVOICE

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

INVOICE	1218
DATE	07/23/2026
TERMS	Net 30
DUE DATE	08/22/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Streetlight on Kendall Crossing near the Riverhouse tennis courts not working. Replaced LED lamp. Cleaned lens and fixture. Verified correct operation upon completion.	150.00

Please make check payable to TMT Electric LLC.

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

RECEIVED
JUL 24 2026
BY:

Approved RECDD
Submitted to AP 7.24.2026
By Kevin McKendree

Kevin McKendree

C/S

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

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Veteran Owned

INVOICE

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

INVOICE	1219
DATE	07/23/2026
TERMS	Net 30
DUE DATE	08/22/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Streetlight on Sapelo Place not working. Replaced LED lamp. Cleaned lens and fixture. Verified correct operation upon completion.	150.00

Please make check payable to TMT Electric LLC.

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

RECEIVED
JUL 24 2026
BY:

Approved RECDD
Submitted to AP 7.24.2026
By Kevin McKendree

Kevin McKendree

C15

TMT Electric, LLC

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

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INVOICE

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

INVOICE	1220
DATE	07/23/2026
TERMS	Net 30
DUE DATE	08/22/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Streetlight on Perdido Street not working. Replaced LED lamp. Cleaned lens and fixture. Verified correct operation upon completion.	150.00

Please make check payable to TMT Electric LLC.

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

RECEIVED
JUL 24 2026
BY:

Approved RECDD
Submitted to AP 7.24.2026
By Kevin McKendree

Kevin McKendree

C/S

Service Slip/Invoice

INVOICE:	622481782
DATE:	07/09/2026
ORDER:	622481782

Turner Pest Control
turnerpest.com

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

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
07/09/2026	02:14 PM				02:14 PM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	07/09/2026			02:14 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	$232.48

SUBTOTAL	$232.48
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$232.48

RECEIVED
JUL 10 2026
BY:

Approved RECDD 1
Submitted to A/P 07-10-26
By Richard Losco
Richard Losco

AMOUNT DUE **$232.48**

TECHNICIAN SIGNATURE

K
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/S

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622481876
DATE:	07/09/2026
ORDER:	622481876

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
07/09/2026	02:14 PM				02:14 PM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	07/09/2026			02:41 PM

Service	Description	Price
CPCM	Commercial Pest - Flea/Tick Monthly Service	$398.52

SUBTOTAL	$398.52
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$398.52

RECEIVED
JUL 10 2026
BY:

Approved RECDD 1
Submitted to A/P 07-10-26
By Richard Losco
Richard Losco

AMOUNT DUE **$398.52**

TECHNICIAN SIGNATURE

K
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)

Invoice Number	**262958393**
Customer Number	C3178876
Invoice Date	07/02/2026
Due Date	08/01/2026
Order Date	07/01/2026
Order Number	S163122825
Order Method	WEB

WHO BUT W.B.MASON

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

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

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX6639AK	LINER,REPRO,33X39 1.5ML,BK 100/CT	4	CT	68.59	274.36
HERX7658AK	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	4	CT	76.97	307.88
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	39.93	39.93
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	2	CT	22.48	44.96

SUBTOTAL:	667.13
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	667.13
Total Due:	667.13

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

WHO BUT W.B.MASON

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

RECEIVED
JUL 13 2026
BY:

Remittance Section	
Customer Number	C3178876
Invoice Number	262958393
Invoice Date	07/02/2026
Terms	Net 30
Total Due	**667.13**

Approved RECDD 1
Submitted to A/P 07-13-26
By Richard Losco
Richard Losco

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

C3178876262958393262958393000000066713 9

C/S

(Page 1)

PM(P)

WHO BUT W.B.MASON

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

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

Credit Number	**CM4850384**
Customer Number	C3178876
Credit Date	07/08/2026
Customer Reference	Orig Sales ID: S163209103;
Order Date	07/08/2026
Order Number	S163250160
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 *damaged*	-1	CT	76.97	-76.97

SUBTOTAL:	-76.97
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	-76.97
Credit Amount:	-76.97

RECEIVED
JUL 13 2026
BY:

WHO BUT W.B.MASON

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

Reviewed as of 07-13-26
Richard Losco

Remittance Section	
Customer Number	C3178876
Credit Number	CM4850384
Credit Date	07/08/2026
Terms	Net 30
Credit Amount	**-76.97**

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

CREDIT MEMO

C3178876CM4850384CM4850384-000000076979

C15

(Page 1)

PM(P)

WHO BUT W.B.MASON

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

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

Invoice Number	**263036893**
Customer Number	C3178876
Invoice Date	07/08/2026
Due Date	08/07/2026
Order Date	07/07/2026
Order Number	S163209103
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX6639AK	LINER,REPRO,33X39 1.5ML,BK 100/CT	3	CT	68.59	205.77
HERX7658AK	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	3	CT	76.97	230.91
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	39.93	39.93
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	3	CT	22.48	67.44
CLO31043	DISINFECTANT,4IN1,OR	2	EA	9.01	18.02
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	76.72	76.72
TCO28600	BAG;WASTE;DOG	3	CT	93.85	281.55
CLO35417	CLOROX CLEAN-UP CLOROX PRO DISINFECTANT SPRAY 9/32FO	2	EA	9.49	18.98
PGC13846	FEBREEZE PLUG TRF LINEN&SKY 6/2.63OZ	1	EA	16.97	16.97
NWLNEBPFGXL	NITRILE EXAM PF GLOVES - BLACK- XLARGE - 5MIL - 100/BX	2	BX	10.99	21.98

- Please See Next Page for Continuation -

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

WHO BUT W.B.MASON

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

RECEIVED
JUL 13 2026
BY:

Remittance Section	
Customer Number	C3178876
Invoice Number	263036893
Invoice Date	07/08/2026
Terms	Net 30
Total Due	**1,006.11**

Approved RECDD 1
Submitted to A/P 07-13-26
By Richard Losco
Richard Losco

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

C317887626303689326303689300000001006111

Customer Number	C3178876
Invoice Number	**263036893**
Invoice Date	07/08/2026

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
	- Continued On From Previous Page -				
CLO30966	CLOROXPRO GERMICIDAL BLEACH, CONCENTRATED, 121 FL OZ	2	EA	13.92	27.84

SUBTOTAL:	1,006.11
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	1,006.11
Total Due:	1,006.11

C15

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1208754	6/30/2026
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 30, 2026

Invoice Amount: $723.19

Description	Current Amount
June irrigation repairs-2026******686 Narrowleaf******	
Irrigation Repairs	$723.19

RECEIVED
JUL 14 2026
BY:

Invoice Total **$723.19**

Approved RECDD 1
Submitted to A/P 07-14-26
By Richard Losco
Richard Losco

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

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. # NORTH LAKE
NAME RIVER TOWN
ADDRESS 686 NARROWLEAF DR
DATE 6/19/2026
CDD1

#						EXTENTION
4		NOZZLES		$ 2.55		$ 10.20
8		BROKEN 6" spray + nozzles		$ 11.61		$ 92.88
3		BROKEN ROTORS		$ 22.85		$ 68.55
2		REPLACE BAD SOLENOID		$ 84.98		$ 169.96
4		DBY		$ 2.40		$ 9.60
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
				PARTS TOTAL		$ 351.19

DATE	DESCRIPTION	HOURS	RATE	TOTAL
6/19/2026	TECH	4	$ 93.00	$ 372.00
				$ -
				$ -
				$ -
				$ 372.00

COMMENTS :zone 8 and 14 replace bad solenoid

MATERIALS	$ 351.19
LABOR & RENTAL	$ 372.00
TOTAL	$ 723.19

DATE COMPLETED 6/19/26 TECHNICIAN Davon albert CLIENT

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1215013	7/6/2026
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: August 5, 2026

Invoice Amount: $151.82

Description	Current Amount
June irrigation repairs-2026******1754 Olivette******	
Irrigation Repairs	$151.82

RECEIVED
JUL 14 2026
BY:

Invoice Total **$151.82**

Approved RECDD 1
Submitted to A/P 07-14-26
By Richard Losco
Richard Losco

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

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

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. # CDD1
NAME RIVER TOWN
ADDRESS 1754 OLIVETTE ST
DATE 6/24/2026

#						EXTENTION
5		CLOG NOZZLES		$ 2.55		$ 12.75
2		BROKEN 6" SPRAY HEAD + NOZZLE		$ 11.61		$ 23.22
1		NON TURNING ROTOR		$ 22.85		$ 22.85
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
				PARTS TOTAL		$ 58.82

DATE	DESCRIPTION	HOURS	RATE	TOTAL
6/24/2026	TECH	1	$ 93.00	$ 93.00
				$ -
				$ -
				$ -
				$ 93.00

COMMENTS :

MATERIALS	$ 58.82
LABOR & RENTAL	$ 93.00
TOTAL	$ 151.82

DATE COMPLETED 6/24/26 TECHNICIAN DAVON ALBERT CLIENT

C15

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1215014	7/6/2026
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: August 5, 2026

Invoice Amount: $155.88

Description	Current Amount
June irrigation repairs-2026******Orange Branch******	
Irrigation Repairs	$155.88

RECEIVED
JUL 14 2026
BY:

Approved RECDD 1
Submitted to A/P 07-14-26
By Richard Losco
Richard Losco

Invoice Total **$155.88**

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

YELLOWSTONE
L A N D S C A P E

COMPLETED WORK

W. O. # cdd1

NAME RIVER TOWN

ADDRESS 2105 orange branch trl

DATE 6/24/2026

#						EXTENTION
3		BROKEN 6" SPRAY + NOZZLES		$ 11.61		$ 34.83
11		CLOG NOZZLES		$ 2.55		$ 28.05
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
					PARTS TOTAL	$ 62.88

DATE	DESCRIPTION	HOURS	RATE	TOTAL
6/24/2026	TECH	1	$ 93.00	$ 93.00
				$ -
				$ -
				$ -
				$ 93.00

COMMENTS :

MATERIALS	$ 62.88
LABOR & RENTAL	$ 93.00
TOTAL	$ 155.88

DATE COMPLETED 6/24/26 TECHNICIAN DAVON ALBERT CLIENT

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1215016	7/6/2026
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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 5, 2026

Invoice Amount: $637.64

Description	Current Amount
June irrigation repairs-2026******Orange Branch******	
Irrigation Repairs	$637.64

RECEIVED
JUL 14 2026
BY:

Invoice Total **$637.64**

Approved RECDD 1
Submitted to A/P - 07-14-26
By Richard Losco
Richard Losco

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

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. # CDD 1
NAME RIVERTOWN
ADDRESS ORANGE BRANCH TRL
DATE 6/30/2026

#						EXTENTION
1		replace bad decoder and solenoid		$ 528.78		$ 528.78
2		dby		$ 2.40		$ 4.80
2		dbr/y		$ 5.53		$ 11.06
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
				PARTS TOTAL		$ 544.64

DATE	DESCRIPTION	HOURS	RATE	TOTAL
6/30/2026	tech	1	$ 93.00	$ 93.00
				$ -
				$ -
				$ -
				$ 93.00

COMMENTS :valve was stock on at the coner of indian grass an orange
branch trl

MATERIALS	$ 544.64
LABOR & RENTAL	$ 93.00
TOTAL	$ 637.64

DATE COMPLETED 6/30/26 TECHNICIAN davon albert CLIENT

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1215017	7/6/2026
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: August 5, 2026

Invoice Amount: $291.50

Description	Current Amount
June irrigation repairs-2026******River House******	
Irrigation Repairs	$291.50

RECEIVED
JUL 14 2026
BY:

Invoice Total **$291.50**

Approved RECDD 1
Submitted to A/P 07-14-26
By Richard Losco
Richard Losco

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

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. # AMENITY CENTER
NAME RIVER TOWN
ADDRESS RIVER HOUSE
DATE 6/26/2026
CDD1

#						EXTENTION
1		BROKEN 1/2 PIPE FITTINGS 3/4 x 1/2 street ell		$ 3.04		$ 3.04
4		NOZZLES		$ 2.55		$ 10.20
1		BROKEN 12" SPRAYS AN NOZZLES		$ 27.55		$ 27.55
1		BROKEN ROTOR		$ 22.85		$ 22.85
1		BROKEN 6" SPRAY HEAD + NOZZLE		$ 11.61		$ 11.61
1		REPLACE NON TURNING 12" ROTOR		$ 100.00		$ 100.00
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
			PARTS TOTAL			$ 175.25

DATE	DESCRIPTION	HOURS		RATE		TOTAL
6/6/2026	TECH	1.25		$ 93.00		$ 116.25
						$ -
						$ -
						$ -
						$ 116.25

MATERIALS		$ 175.25
LABOR & RENTAL		$ 116.25
TOTAL		$ 291.50

DATE COMPLETED 6/26/25 TECHNICIAN DAVON ALBERT CLIENT

C 15

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1215011	7/6/2026
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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 5, 2026

Invoice Amount: $279.00

Description	Current Amount
Emergency water shut off	
Irrigation Repairs	$279.00

RECEIVED
JUL 14 2026
BY:

Invoice Total **$279.00**

Approved RECDD 1
Submitted to A/P 07-14-26
By Richard Losco
Richard Losco

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

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. #	
NAME	Rivertown
ADDRESS	Kendall Crossing Dr.
DATE	6/27/2026

#						EXTENTION
		Recieved an urgent call to shutoff a mainline break along Kendall				
		Crossing Dr. Water is shutoff at JEA meter.				$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
					PARTS TOTAL	$ -

DATE	DESCRIPTION	HOURS	RATE	TOTAL
6/27/2026	Labor	3	$ 93.00	$ 279.00
				$ -
				$ -
				$ -
				$ 279.00

COMMENTS :

MATERIALS	$ -
LABOR & RENTAL	$ 279.00
TOTAL	$ 279.00

DATE COMPLETED 6/27/26 TECHNICIAN Kevin J CLIENT

C15

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1215012	7/6/2026
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: August 5, 2026

Invoice Amount: $377.42

Description	Current Amount
June irrigation repairs-2026	
Irrigation Repairs	$377.42

RECEIVED
JUL 14 2026

Invoice Total **$377.42**

Approved RECDD 1
Submitted to A/P 07-14-26
By Richard Losco
Richard Losco

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

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. # north lake
NAME RIVERTOWN
ADDRESS 47 NORROWLEAF DR
DATE 6/25/2026
CDD1

#	bill after irrigation inspection		EXTENTION
2	replace broken rotors	$ 22.85	$ 45.70
1	repair broken 1/2 pipe	$ 7.50	$ 7.50
2	replace broken spray head + nozzles	$ 11.61	$ 23.22
1	repair broken 11/4 lateral	$ 22.00	$ 22.00
1	raise rotor		$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 98.42

DATE	DESCRIPTION	HOURS	RATE	TOTAL
6/25/2026	tech	3	$ 93.00	$ 279.00
				$ -
				$ -
				$ -
				$ 279.00

COMMENTS :zone 1 repair 11/4 lateral left of 63 narrowleaf dr
zone 5 broken 1/2 later on narrow leaf dr

MATERIALS	$ 98.42
LABOR & RENTAL	$ 279.00
TOTAL	$ 377.42

DATE COMPLETED 6/25/26 TECHNICIAN DAVON ALBERT CLIENT

C15

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1215015	7/6/2026
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: August 5, 2026

Invoice Amount: $923.44

Description	Current Amount
Mainline repair******Kendall Crossing******	
Irrigation Repairs	$923.44

RECEIVED
JUL 14 2026
BY:

Approved RECDD 1
Submitted to A/P 07-14-26
By Richard Losco
Richard Losco

Invoice Total **$923.44**

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

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. # CDD 1
NAME RIVERTOWN
ADDRESS kendall crossing
DATE 6/29/2026

#						EXTENTION
1		repair broken 3" main line fittings				
2		3" couplings		$ 11.93		$ 23.86
2		1" couplings		$ 1.54		$ 3.08
1		3" slip fix		$ 96.50		$ 96.50
1		1" slip fix		$ 15.76		$ 15.76
3		3" pipe		$ 3.94		$ 11.82
3		1" pipe		$ 0.58		$ 1.74
4		DBR/Y		$ 5.53		$ 22.12
4		2 wire 4 feet		$ 1.14		$ 4.56
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
				PARTS TOTAL		$ 179.44

DATE	DESCRIPTION	HOURS	RATE	TOTAL
6/29/2026	tech	8	$ 93.00	$ 744.00
				$ -
				$ -
				$ -
				$ 744.00

COMMENTS :main line,lateral pipe and the wires was struck by lightning
next to tree on the other side of the road from THE RETREAT sign.

MATERIALS	$ 179.44
LABOR & RENTAL	$ 744.00
TOTAL	$ 923.44

DATE COMPLETED 6/29/26 TECHNICIAN davon albert CLIENT

C15

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1220939	7/13/2026
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: August 12, 2026

Invoice Amount: $5,568.85

Description	Current Amount
Controller replacement	
Irrigation Repairs	$5,568.85

RECEIVED
JUL 14 2026
BY:

Invoice Total **$5,568.85**

Approved RECDD 1
Submitted to A/P 07-14-26
By Richard Losco
Richard Losco

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

YELLOWSTONE
LANDSCAPE

PROPOSED WORK

W. O. #

NAME Rivertown

ADDRESS 2198 Orange Branch Trail

DATE 6/29/2026

#							EXTENTION
1		Rain Bird ESP LXD Controller		$ 3,953.71		$	3,953.71
1		Rain Bird ESP LXD Expansion Mod 75 Station		$ 1,057.13		$	1,057.13
						$	-
						$	-
						$	-
						$	-
						$	-
						$	-
						$	-
						$	-
						$	-
						$	-
						$	-
						$	-
						$	-
						$	-
						$	-
						$	-
						$	-
				PARTS TOTAL		$	5,010.85

DATE	DESCRIPTION	HOURS		RATE		TOTAL	
	Labor	6		$ 93.00		$	558.00
						$	-
						$	-
						$	-
						$	558.00

COMMENTS : Controller needs to be replaced due to lightning damage.
Once the controller is replaced, we would need th see if there is any decoders
that would need to be replaced.

MATERIALS	$	5,010.85
LABOR & RENTAL	$	558.00
TOTAL	$	5,568.85

DATE PROPOSED 6/29/2026 TECHNICIAN Jack CLIENT

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1220940	7/13/2026
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: August 12, 2026

Invoice Amount: $244.57

Description	Current Amount
July irrigation repairs-2026******380 Stern Wheel******	
Irrigation Repairs	$244.57

RECEIVED
JUL 14 2026
BY:

Invoice Total **$244.57**

Approved RECDD 1
Submitted to A/P 07-14-26
By Richard Losco
Richard Losco

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

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. # CDD 1
NAME RIVERTOWN
ADDRESS 380 stern wheel dr
DATE 7/2/2026

#						EXTENTION
2		replace non turning rotors		$ 22.85		$ 45.70
2		replace broken 6" sprays + nozzles		$ 11.61		$ 23.22
3		replace broken 12" spray		$ 25.00		$ 75.00
3		clog nozzles		$ 2.55		$ 7.65
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
				PARTS TOTAL		$ 151.57

DATE	DESCRIPTION	HOURS		RATE		TOTAL
7/2/2026	tech	1		$ 93.00		$ 93.00
						$ -
						$ -
						$ -
						$ 93.00

COMMENTS :

MATERIALS		$ 151.57
LABOR & RENTAL		$ 93.00
TOTAL		$ 244.57

DATE COMPLETED 7/2/26 TECHNICIAN davon albert CLIENT

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1220941	7/13/2026
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: August 12, 2026

Invoice Amount: $104.58

Description	Current Amount
July irrigation repairs-2026	
Irrigation Repairs	$104.58

RECEIVED
JUL 14 2026
BY:

Invoice Total **$104.58**

Approved RECDD 1
Submitted to A/P 07-14-26
By Richard Losco
Richard Losco

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

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

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. # CDD1
NAME RIVER TOWN
ADDRESS SORRELL CT
DATE 7/6/2026

#							EXTENTION
3		REPLACE BROKEN 6" SPRAY + NOZZLES		$ 11.61			$ 34.83
1		STRAIGHTEN 6" SPRAY					
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
			PARTS TOTAL				$ 34.83

DATE	DESCRIPTION	HOURS	RATE	TOTAL
7/6/2026	tech	0.75	$ 93.00	$ 69.75
				$ -
				$ -
				$ -
				$ 69.75

COMMENTS

MATERIALS	$ 34.83
LABOR & RENTAL	$ 69.75
TOTAL	$ 104.58

DATE COMPLETED 7/6/26 TECHNICIAN davon albert CLIENT

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1220942	7/13/2026
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: August 12, 2026

Invoice Amount: $1,645.62

Description	Current Amount
July irrigation repairs-2026******808 Twin Flower******	
Irrigation Repairs	$1,645.62

RECEIVED
JUL 14 2026

Invoice Total **$1,645.62**

Approved RECDD 1
Submitted to A/P 07-14-26
By Richard Losco
Richard Losco

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

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

YELLOWSTONE LANDSCAPE

COMPLETED WORK

W. O. #	
NAME	RIVERTOWN CDD 1
ADDRESS	808 twin flower pl
DATE	7/6/2026

#						EXTENTION
9		811 solenoid		$ 52.49		$ 472.41
12		rainbird 1806		$ 17.08		$ 204.96
15		rainbird nozzle		$ 2.55		$ 38.25
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
				PARTS TOTAL		$ 715.62

DATE	DESCRIPTION	HOURS	RATE	TOTAL
7/6/2026	labor	10	$ 93.00	$ 930.00
				$ -
				$ -
				$ -
				$ 930.00

COMMENTS :

MATERIALS	$ 715.62
LABOR & RENTAL	$ 930.00
TOTAL	$ 1,645.62

7/6/2026 Dequann RIVERTOWN CDD 1

C/S

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

Invoice

#176867

Date: 7/13/2026

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

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

Terms	Due Date	PO #	Sales Rep	Ship Via
Net 30	8/12/2026	Kevin McKendree	Kimberly Valencia	R+L

Quantity	Item	Options	Customer Description	Rate	Amount
1	**OHT8014-RS** RS - Har-Tru 80# Bags - (1.4 Ton Skid / 35 Bags) - LG - For Pick Up in Ruskin, Monday 7/13/26		R&L Pro/Tracking# AB178287-3 - https://www.rlcarriers.com/ Primary Contact for R&L Delivery is Steve Cassidy @ 513-252-3617, and Kevin McKendree @ 904-679-5523 HarTru Material (Green/White Bags) for overhead irrigated courts, with binder	$707.00	$707.00

RECEIVED
JUL 13 2026
BY:

Subtotal	$707.00
Shipping Costs (R +L)	$255.00
Tax (0%)	$0.00
Total	$962.00
Amount Paid	$0.00
Amount Due	$962.00

Approved RECDD
Submitted to AP 7.13.2026
By Kevin McKendree

Kevin McKendree

176867

FOURTH ORDER OF BUSINESS

A.

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

Hello,

Please see below for the September 2026 landscape update for River's Edge CDD I, II & III.

General Maintenance

Routine landscape maintenance will continue throughout September, including mowing, edging, weed eating, trimming, shrub care, weed control, mulch bed treatments, and tree sucker removal.

Crews will continue working to reduce moss growth throughout the community. Limbs will be addressed as needed at no additional cost, and larger removals will be coordinated with the arbor team.

Joint monthly inspections with Mattamy, Vesta, and Yellowstone will continue to help ensure landscape standards and overall community appearance are maintained.

Turf areas will be maintained at appropriate seasonal mowing heights during September. Some temporary scalping may be visible as part of this process, which helps encourage healthier long-term turf growth.

Playground mulch installation throughout the community is expected to be completed in the second week.

Irrigation

The irrigation system will remain under active review in September, with technicians continuing inspections and completing repairs as needed.

Irrigation is anticipated to continue a three-day-per-week schedule, with adjustments made as needed based on weather conditions and turf needs.

Additional irrigation efficiency improvements will continue to be reviewed, including removing unnecessary bubblers and confirming rain sensors are in place to support responsible water use.

Fertilization & Chemical Treatments

Weed control applications will continue throughout September to help maintain turf quality across the community.

Granular fertilizer applications will continue as scheduled to support healthy turf growth.

Arbor Care

Tree care work will continue, including raising low-hanging branches to improve safety, visibility, aesthetics, and overall tree health.

Overall, September maintenance efforts will remain focused on proactive landscape care, irrigation oversight, turf health, and continued community appearance improvements.

Thank you,

D.

Rivers Edge

Community Development District

Adopted Budget

FY 2027

Presented by:

Table of Contents

Rivers Edge

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments - On Roll	$ 2,748,249	$ 2,734,704	$ 13,544	$ 2,748,247	$ 3,050,555
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**	**$ 3,563,177**
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**
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**

Rivers Edge

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
Amenity Center - River House					
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**
Reserves					
General Reserve - Grounds Maintenance	$ 75,000	$ -	$ 75,000	$ 75,000	$ 150,000
General Reserve - Amenity Center	75,000	-	75,000	75,000	150,000
TOTAL RESERVES	**$ 150,000**	**$ -**	**$ 150,000**	**$ 150,000**	**$ 300,000**
TOTAL EXPENDITURES	**$ 3,365,863**	**$ 2,711,275**	**$ 918,452**	**$ 3,629,727**	**$ 3,727,834**
Other Sources/(Uses)					
Interlocal Transfer In/(Out)	-	-	-	-	164,657
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ 164,657**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 414,701**	**$ (414,701)**	**$ -**	**$ -**

Rivers Edge

Community Development District

Budget Narrative

Fiscal Year 2027

REVENUES

Special Assessments - Tax Roll
The District will levy a non ad-valorem special assessment on all taxable property within the District to fund a portion of the General Operating Expenditures for the fiscal year. These are collected on the St. Johns County Tax Roll for platted lands. Unplatted lands are direct billed to the landowner.

Misc Income/Interest
Miscellaneous income from access card proceeds from residents and guests of the community and any other income is deposited to the District. The District will have funds invested in a money market fund with U.S. Bank that earns interest based upon the estimated balance invested throughout the year. Also included are insurance reimbursement costs.

Rental Revenue
Income received from residents/non-residents for rental of cabana, pool and River House area.

Cost Share Landscaping Rivers Edge II
Mattamy Rivertown LLC and Rivers Edge CDD II have an agreement to cost share a portion of the maintenance costs for landscaping. Cost share is based on future development and estimated costs.

Cost Share Amenity Rivers Edge III
Mattamy Rivertown LLC and Rivers Edge CDD III have an agreement to cost share a portion of the maintenance costs for amenities. Cost share is based on future development and estimated costs.

Cost Share Amenity Rivers Edge II
Mattamy Rivertown LLC and Rivers Edge CDD II have an agreement to cost share a portion of the maintenance costs for amenities. Cost share is based on future development and estimated costs.

Community Garden
Income received from community garden fees.

Tennis Revenue
Income received from tennis camps.

Special Events
Income received from residents for rental of clubroom or patio and special events deposits.

Expenditures - Administrative

Supervisor Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting that they attend.

FICA Taxes
Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

District Engineer
The District's engineer, Prime AE Group, will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

District Counsel
The District's legal counsel, Kilinski Van Wyk, PLLC, will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Management Fees
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Assessment Roll Administration
The District has contracted with Governmental Management Services for the certification of the District's annual maintenance and debt service assessments to the County Tax Collector.

Dissemination Agent
The District is required by the Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Vendor	Description	Monthly	Annual
GMS	Dissemination Agent	$ 583	$ 7,000
Disclosure Services	Revised Amortization Schedules		800
	Total		**$ 7,800**

Rivers Edge

Community Development District

Budget Narrative

Fiscal Year 2027

Expenditures - Administrative (continued)

Information Technology
Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance
Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

Annual Audit
The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Grau & Associates to conduct this annual audit, with the budgeted amount representing the estimated cost.

Trustee Fees
A Trustee at U.S. Bank holds the District's series 2016, 2018, & 2018A Special Assessment Revenue Bonds. The amount represents the fee for the administration of the District's bond issue.

Arbitrage Rebate
The District is required to annually have an arbitrage rebate calculation on the District's Series 2016, 2018, & 2018A Special Assessment Refunding and Revenue Bonds. The District has contracted with Grau and Associates to calculate the rebate liability and submit a report to the District.

Telephone
Internet and Wi-Fi service for Office.

Postage and Delivery
Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Printing and Binding
Copies used in the preparation of agenda packages, required mailings, and other special projects.

Insurance General Liability
The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon estimated premiums.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges
This includes monthly bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies
Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Dues, Licenses & Subscriptions
The District is required to pay an annual fee to the Florida Department of Commerce for $175.

Expenditures – Field

Field Operations Management
The District has contracted with Vesta to provide onsite services for field contract administration, field inspections, and oversight of the following maintenance items: Landscape, Lakes, Roadways, and Utilities.

Vendor	Description	Monthly	Annual
Vesta	Field Operation Mgmt	$ 3,608	$ 43,294

Landscape Maintenance
The District contracted with Yellowstone to maintain the common areas of the District and Amenity Center.

Landscape Contingency
For additional landscape services and possible storm cleanup.

Irrigation Repairs and Maintenance
Estimated miscellaneous irrigation maintenance and repair costs.

Expenditures – Field (continued)

Lake Maintenance
Maintenance costs to maintain lakes and control vegetation and algae.

Vendor	Description	Monthly	Annual
Florida Waterways, Inc.	Lake Maintenance	$ 5,110	$ 61,320
	Contingency		2,000
	Total		**$ 63,320**

Irrigation/Reclaimed Water
Estimated costs for irrigation by the District for reuse water billed by JEA.

Location	Meter	Monthly	Annual
10 Bailey Creek Apr	87744848	$ 311	$ 3,730
109 Cloverbrook Rd	85557736	24	282
109 Fawnwood	86408611	128	1,530
112 Maybeck Dr	84918378	34	409
121 Cabot Place Apt IR01	85639239	90	1,085
1217 Rivertown Main St	89735374	644	7,733
128 Maybeck Dr	84966345	417	5,003
140 Whistling Straits Dr	84332628	516	6,192
141 Kendall Crossings	89010656	1,260	15,125
141 Whirlaway Ct	210027239	191	2,288
149 Lanier St Apt IR01	80914013	511	6,133
15 Baya St	89140567	246	2,956
15 Kendall Crossings Dr	100717050	1,505	18,063
16 Cloverbrook	82157881	85	1,017
1668 Orange Branch TL APT IR01	80529647	248	2,974
17 Baya St	73270055	24	282
1846 Orange Branch Trl	87614666	451	5,417
234 Perdido St	81855994	25	298
252 Rawlings Dr Apt IR01	100316756	439	5,266
258 Rivertown Main St	98497965	311	3,737
261 Indian Grass	85083644	868	10,422
262 Chandler Dr APT IR01	86823624	54	651
277 Footbridge Apt IR01	514012014	32	385
29 Rivertown Bv	68090742	1,842	22,107
308 Oak Shadow Pl	88310615	48	572
316 Rambling Water Run	83459834	434	5,205
32 Fawnwood	88310637	47	562
324 Silkgrass Pl	87614708	113	1,361
33 Calumet Dr Apt IR01	97643961	158	1,893
341 Calumet Dr Apt IR01	83003074	166	1,992
345 Orange Branch TL APT IR01	84682773	1,197	14,358
366 Sternwheel Dr	86349187	1,081	12,969
373 Waterfront Dr	94647727	355	4,262
386 Perdido St Apt LS01	99145258	65	784
39 Riverwalk Blvd	71731588	66	787
39 Riverwalk Blvd	70602127	27	330
405 Oak Shadow Pl	87386163	220	2,637
407 Yearling BV	95047041	48	581
41 Indian Grass Rd	89040870	721	8,653
41 Oak Shadow Pl	87614709	95	1,139
481 Indian Grass	85083641	910	10,925
49 Fiddlewood Dr	89393736	32	385
498 Narrowleaf Dr Apt IR01	84966365	927	11,122
53 Walnut Glen CT APT IR01	92407097	135	1,618
547 Rivertown Main Street	82400253	27	322
598 Kendall Crossings Dr	83113752	549	6,591
674 Sternwheel Dr	72407045	32	385
6824 Longleaf Pine PY APT IR01	87614645	38	450
72 High Brush Ct Apt IR01	95047214	38	450
7601 Longleaf Pine PY	70204198	88	1,052
7904 Longleaf Pine PY	93268721	38	450
8102 Longleaf Pine PY	70204176	38	450
847 Orange Branch TL APT IR01	99436242	200	2,400
87 Kendall Crossing Dr Apt IR01	100691769	1,429	17,147
88 Riverfront TL	71731611	146	1,749
Contingency		1,945	23,335
Total		**$ 21,667**	**$ 260,000**

Rivers Edge

Community Development District

Budget Narrative

Fiscal Year 2027

Expenditures – Field (continued)

Electric (Street Lights and Pumps)

Estimated costs for electric billed to the District by FPL.

Location	Meter	Monthly	Annual
373 Waterfront Dr # Lights	0849527304	$ 35	$ 418
43 Secret River PL #Lights	0961173390	32	384
66 Foot Bridge Dr #Lights	1840736282	65	780
158 Chandler Dr #IRR	1948796477	29	348
20 Cloverbrook Rd #IRR	1983445246	29	344
153 Rawlings Dr #Lights	2027153390	57	685
53 LANIER ST # LIGHTS	2138829185	60	718
20 Twin Flower Pl #Entry	2306702586	30	355
380 Sternwheel Dr	2961434400	153	1,840
1758 Orange Branch Trl	3022429090	56	667
49 Indian Grass Dr #IRR	3719284246	29	345
47 Narrowleaf Dr # Mail Kiosk	3733493484	29	351
595 Rivertown Main St #Lights	4535462172	50	597
7306 Longleaf Pine Pkwy #Sign	5262085169	33	391
156 Landing St # Lights	5292756029	109	1,305
216 Perdido ST Kiosk	5465700168	37	441
808 KEYSTONE CORNERS BLVD #IRR	5822774047	83	995
459 Kendall Crossing Dr #LGTS	5923894249	31	372
385 RUSKIN DR #LTG	6130612309	144	1,728
783 Rivertown Main St. # Lights	6547572179	85	1,025
25 Rafter Tail Ln #Entr	6649873020	81	976
8 Mascotte Place	7123229028	54	651
131 Rivertown Main St #Lights	7248902178	126	1,517
251 Waterfront Dr #Lights	7663646300	38	456
427 Rivertown Main St. #Lights	7862742173	87	1,040
71 Landing St #Park	7975970117	31	375
147 Chipola Trce #Lights	8461452438	33	399
2198 Orange Branch Trl #ENTR	8521892243	76	914
686 NARROWLEAF DR # IRR	9067238536	30	356
484 INDIAN GRASS DR # IRR	9116255242	29	344
109 Rivertown Main St. #Fountains	9328401261	2,270	27,238
98 Perdido St #Lights	9390325356	33	399
111 Orange Branch Trail	9614703305	15,207	182,488
324 Silkgrass PL IRR	9116038283	31	369
13 Fawnwood St	1136848288	31	374
41 Oak Shadow Place	5656738282	28	339
405 Oak Shadow Place	4043348285	28	339
1694 Rivertown Main St #ST LTS	4971027273	203	2,441
95 Lindenwood Pl #IRR	1279982217	76	915
Contingency		300	3,600
	Total	**$ 19,968**	**$ 239,616**

Street Lighting & Signage Repairs

The estimated costs for street lighting and signage repairs and replacements.

Street and Drainage Maintenance

The estimated costs for street and drainage repairs.

Repairs and Maintenance

Estimated costs for other repairs and maintenance incurred by the District.

Expenditures – Amenity Center

General Manager

The District has contracted with Vesta Property Services, Inc. to provide general amenity management, facility administration, and special event coordinator services.

Vendor	Description	Monthly	Annual
Vesta	General Manager	$ 4,280	$ 51,354

Amenity Manager

The District contracted with Vesta Property Services to provide management services for the Amenity Center.

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.

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.

Expenditures – Amenity Center (continued)

Other Current
Represents the miscellaneous cost incurred by the District's Amenity Center.

Special Events
Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Decorations
Represents estimated costs for the District to decorate the Amenity Center for the holidays.

Office Supplies & Postage
Costs of supplies and postage incurred for the operation of the Amenity Center.

Community Garden
Represents costs associated with the operations of the community garden. These costs are estimated for electric, water and other miscellaneous costs.

Expenditures – Reserves

General Reserves
Establishment of general reserve to fund future replacements of capital items.

Rivers Edge

Community Development District

Adopted 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	Adopted 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 $ 221,400

Rivers Edge

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2016 Capital Improvement Revenue and Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	8,670,000	4.5%	-	227,913	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
Adopted 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	Adopted 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

Adopted 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	Adopted Budget FY 2027
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**
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**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES	**$ 433,473**	**$ 448,348**	**$ -**	**$ 448,348**	**$ 433,748**
EXCESS REVENUES (EXPENDITURES)	**$ 125,868**	**$ 130,221**	**$ 2,988**	**$ 133,209**	**$ 148,482**
				Interest Due 11/1/27	$ 77,083

(1) Carry Forward is Net of Reserve Requirement

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

Adopted Budget

Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted 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	1,131,668
TOTAL REVENUES	**$ 1,286,361**	**$ 1,283,867**	**$ 153,000**	**$ 1,436,867**	**$ 1,446,668**
EXPENDITURES:					
RiverHouse Access Control System (C/S)*	$ 5,325	$ 7,349	$ -	$ 7,349	$ 24,653
RiverHouse Painting (C/S)*	32,191	17,570	17,569	35,139	-
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	-	-	-	-
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
Cost Share Reimbursement (C/S)*			(747,484)	(747,484)	
TOTAL EXPENDITURES	**$ 265,900**	**$ 937,237**	**$ (632,038)**	**$ 305,199**	**$ 253,910**
Other Sources/(Uses)					
Transfer in/(Out)	$ -	$ -	$ -	$ -	$ (164,657)
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ (164,657)**
TOTAL EXPENDITURES	**$ 265,900**	**$ 937,237**	**$ (632,038)**	**$ 305,199**	**$ 418,567**
EXCESS REVENUES (EXPENDITURES)	**$ 1,020,461**	**$ 346,630**	**$ 785,038**	**$ 1,131,668**	**$ 1,028,101**

*Pending cost share (C/S) reimbursement

Capital Reserve Study

Description	FY 2027 Reserve Study	FY 2027 Proposed Budget	Variance
Reserves Beginning of Year	$ 1,580,467	$ 1,131,668	
Contributions	443,883	300,000	
Interest Income	74,251	15,000	
Expenditures	(168,082)	(418,567)	
Anticipated Balance	$ 1,930,519	$ 1,028,101	$ (902,418)

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	**$1,455.10**	$1,310.90	**$144.20**	**11%**
Single Family - 40'-49' Lot	512	268	187	57	**$1,736.73**	$1,564.62	**$172.11**	**11%**
Single Family - 50'-59' Lot	490	199	86	205	**$2,041.83**	$1,839.49	**$202.34**	**11%**
Single Family - 60'-69' Lot	194	74	37	83	**$2,346.94**	$2,114.36	**$232.58**	**11%**
Single Family - 70'-79' Lot	218	60	58	100	**$2,816.32**	$2,537.23	**$279.09**	**11%**
Single Family - 80'+ Lot	81	43	28	10	**$3,121.42**	$2,812.09	**$309.33**	**11%**
Total	1518	646	396	476				

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: ***09/16/2026*** *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 is now complete except for the small punch list.

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. This was approved and contracts are signed. The building will be closed on September 21st to start the project.

Tennis Court Fencing:

Tennis court fencing was approved in Marchs 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 except for the windscreens which are custom ordered.

Tennis Court Lights:

We found 2 lights that are non-operational completely and 2 others with bulbs out. Our electrician has made this his top priority to get this completed in time for league play that starts 9/11.

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 early September now after which scheduling for install will begin.

RiverHouse Parking Lot Lighting:

New lighting from FPL will be presented in September that will fully illuminate the parking lot of the RiverHouse.

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.

CDD III

Golf Cart:

The new maintenance golf cart was approved in August's meeting and is currently being built by Mad Dog Customs.

(Continued)

RIVERTOWN

RECDD's Lifestyle Report

*Date of report: **09/16/2026*** *Submitted by: **Kim Fatuch***

September Events

- 9.4.26 – Emily Mikus
    - Welcoming Rivertown country girl favorite back
- 9.10 & 24 – Music Bingo
    - Residents favorite Thursdays are every 2nd and 4th Thursday to compete against neighbors for café gift card prizes!
- 9.11.26 – Teen Float Movie Night
    - Teens ages 12- 17 are invited to the Riverlodge for a movie night just for them.
    - We will be playing Jumanji and providing treats for the teens
    - Some residents have reached out to volunteer as chaperones to assist in making sure these teens behave
- 9.12.26 – Jedi Training Camp
    - This event was originally planned in May and was cancelled due to extenuating circumstances.
    - We are inviting residents to enjoy an evening of learning how to be a Jedi.
- 9.20.26 – Book Sale Event
    - Residents are invited to sell gently used books
    - In addition to the books, we will have a food truck, cozy zones, light bites and entertainment.

(Continued)

RIVERTOWN

RECDD's Amenity Manager Report

Date of Report: 09/16/2026 *Submitted by:* ***Ken Council & Richard Losco***

The RiverHouse slide will be open Saturday, 9/5/2026 – Monday, 9/7/2026 for Labor Day Weekend. Labor Day Weekend will be the last weekend the RiverHouse slide will be open for the year. Parts have been ordered to repair the control knob and valve assembly for the Aquatic Access Hydraulic ADA Pool Chair Lift at the RiverHouse Recreational Pool. The RiverLodge WAP Pool/Splash Park will be open from 10am – 8pm at the RiverLodge Saturday, 9/5/2026 – Monday, 9/7/2026, for Labor Day Weekend. After Labor Day, the WAP Pool/Splash Park will only be open on Saturdays & Sundays through Sunday, 9/27/2026. The semi-annual preventative maintenance for the RiverLodge Technogym equipment was completed on Wednesday, 8/26/2026. We are currently awaiting parts to fix the big fan in the RiverLodge Gym.

RiverHouse *Closed Mondays*

Clubhouse Staff Hours:

- 11am – 7pm (Sunday, Tuesday - Thursday)
- 11am - 9pm (Friday & Saturday)

Recreational & Lap Pool:

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

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- The RiverHouse Slide hours are 11am – 7pm, on Saturdays, Sundays, & Labor Day 9/7/2026.
- The RiverHouse slide will be closed, & lifeguards will be done for the season after 9/7/2026.
- Parts have been ordered to repair the control knob and valve assembly for the Aquatic Access Hydraulic ADA Pool Chair Lift at the RiverHouse Recreational Pool.

RiverClub *Closed Tuesdays*

Amenity Hours:

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

Other Updates:

- "We Do Locksmith" came out 8/5/2026 to repair the door handle for the RiverClub mop room.
- 5 Smooth Stones out Tuesday, 8/3/2026 to ensure proper functioning of the 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.

Lazy River, Lounge Area, & Volleyball Court Hours:

- 10am – 30 minutes before sunset

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- The WAP Pool/Splash Park is open 10am – 8pm (Thursday – Tuesday), including 9/7/2026.
- After Labor Day, the WAP Pool/Splash Park is open Saturdays & Sundays through 9/27/2026.
- We are currently awaiting parts to fix the big fan in the RiverLodge Gym.
- Technogym completed the Semi-Annual Preventative Maintenance service on 8/26/2026.

RIVERTOWN

RECDD's Café Report

Date of report: ***09/16/2026*** *Submitted by:* ***Lisa McCormick & Richard Losco***

July was an exciting month at the RiverClub Café highlighted by successful events which included music bingo, live music entertainment, and the 4th of July Golf Cart Parade and Events. The residents enjoyed the camaraderie and atmosphere of the Café and its' staff. This continued success will allow us to manage our slower months in the upcoming winter season and retain positive cash flow throughout the year to manage our payroll and cost of goods.

Driven by a steady influx of residents and guests, the Café successfully recorded its highest-grossing sales month in the Café's history. Higher customer volume drove operating margin expansion, supported by strict expense controls. Tight management of labor and inventory allowed us to meet our target cost percentages.

Net Sales totaled $114,817.16 compared to $88,267.94 prior year, a 30% increase. Wages as a percentage of net sales were 23.0% and Food and Beverage at 41.1% of net sales.

Cost of Goods Sold (Food and Beverage) was @ 41.1% in the month of July, compared to 40.4% prior year.

Food & Beverage as % of Revenue:

Target	**12-Month**	**% Rate – 40%**
Optimal	**12-Month**	**% Rate – 35%**
Actual	**July '26**	**% Rate – 41%**

Gross Wages as % of net sales were 23.0% in the month of July, compared to 28.0% prior year.

Gross Wages as % of Revenue:

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

In our ongoing effort to keep our menu prices low, we are continually evaluating our food brokers and securing the best possible pricing for the Café and our residents. This allows us to mitigate inflationary pressures and keep with our commitment of fiscal responsibility and operational efficiency. These measures allow us to maximize net profit margins and operational cash flows, which will be directly reinvested into the district to benefit our community residents.

Customer Service Report

Customer:	Rivertown	Date of Visit:	8/31/2026
Field Biologist:	Cameron Ganim	Weather:	90 °F High
FDACS License:	CM28894		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	x	x		
Submersed Weeds															
Shoreline Grasses & Brush				x	x		x			x	x		x	x	
Harvester			x												
Mosquito Larvicide															
Pond Dye															
Inspection		x				x									x
Debris Removal	x							x	x			x			
Dissolved Oxygen															

Comments: Ponds on site were treated for algae and will receive a follow up treatment if necessary. The eel grass on Pond B was harvested this month. Multiple ponds received shoreline grasses treatments.

Carp Program
- ☐ Carp Observed
- ☑ Barriers Inspected

Flow
- ☐ None
- ☑ Slight
- ☐ Visible

Water Clarity
- ☐ < 1 '
- ☐ 1-2'
- ☑ 2-4'
- ☐ >4'

Water Levels
- ☐ High
- ☑ Normal
- ☐ Low

Fish/Wildlife Observations
- ☑ Bass
- ☑ Bream
- ☐ Catfish
- ☑ Gambusia
- ☐ Anhinga
- ☐ Cormorant
- ☑ Egrets
- ☐ Herons
- ☐ Woodstork
- ☑ Ducks
- ☐ Osprey
- ☐ Ibis
- ☑ Turtles
- ☐ Snakes
- ☐ Alligator
- ☐ Frogs
- ☐ Other Species: ______

Native/Beneficial Vegetation Noted
- ☐ Arrowhead
- ☐ Cordgrass
- ☑ Bacopa
- ☐ Pickerelweed
- ☐ Bulrush
- ☐ Lily
- ☐ Golden Canna
- ☑ Spadderdock
- ☐ Lotus
- ☐ Chara
- ☐ Naiad
- ☐ Eelgrass
- ☑ Slender Spikerush
- ☐ Blue Flag Iris
- ☐ Bladderwort
- ☐ Pondweed

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

FLORIDA WATERWAYS INC.

Customer Service Report

Customer:	Rivertown	Date of Visit:	8/31/2026
Field Biologist:	Cameron Ganim	Weather:	90 °F High
FDACS License:	CM28894		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				
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection	x		x										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
- ☐ Bream
- ☐ Catfish
- ☐ Gambusia
- ☐ Anhinga
- ☐ Cormorant
- ☐ Egrets
- ☐ Herons
- ☐ Woodstork
- ☐ Ducks
- ☐ Osprey
- ☐ Ibis
- ☐ Turtles
- ☐ Snakes
- ☐ Alligator
- ☐ Frogs
- ☐ Other Species:

Native/Beneficial Vegetation Noted
- ☐ Arrowhead
- ☐ Cordgrass
- ☐ Bacopa
- ☐ Pickerelweed
- ☐ Bulrush
- ☐ Lily
- ☐ Golden Canna
- ☐ Spadderdock
- ☐ Lotus
- ☐ Chara
- ☐ Naiad
- ☐ Eelgrass
- ☐ Slender Spikerush
- ☐ Blue Flag Iris
- ☐ Bladderwort
- ☐ Pondweed

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FLORIDA WATERWAYS INC.

Customer Service Report

Customer:	Rivertown	Date of Visit:	8/31/2026
Field Biologist:	Cameron Ganim	Weather:	90 °F High
FDACS License:	CM28894		20%

Waterway and Ditch Treatments

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

Comments:

Carp Program
- ☐ Carp Observed
- ☐ Barriers Inspected

Flow
- ☐ None
- ☐ Slight
- ☐ Visible

Water Clarity
- ☐ < 1 '
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Water Levels
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Fish/Wildlife Observations
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- ☐ Catfish
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- ☐ Woodstork
- ☐ Ducks
- ☐ Osprey
- ☐ Ibis
- ☐ Turtles
- ☐ Snakes
- ☐ Alligator
- ☐ Frogs
- ☐ Other Species:

Native/Beneficial Vegetation Noted
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- ☐ Bulrush
- ☐ Lily
- ☐ Golden Canna
- ☐ Spadderdock
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- ☐ Naiad
- ☐ Eelgrass
- ☐ Slender Spikerush
- ☐ Blue Flag Iris
- ☐ Bladderwort
- ☐ Pondweed

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FLORIDA WATERWAYS INC.

Customer Service Report

Customer:	Rivertown	Date of Visit:	8/31/2026
Field Biologist:	Cameron Ganim	Weather:	90 °F High
FDACS License:	CM28894		20%

A

BB (2)


BB


C

CR1

CR2

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

FLORIDA WATERWAYS INC.

Customer Service Report

Customer:	Rivertown	Date of Visit:	8/31/2026
Field Biologist:	Cameron Ganim	Weather:	90 °F High
FDACS License:	CM28894		20%

CR4

CR6

CR7 (2)

CR7

E

GG

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

FLORIDA WATERWAYS INC.

Customer Service Report

Customer:	Rivertown	Date of Visit:	8/31/2026
Field Biologist:	Cameron Ganim	Weather:	90 °F High
FDACS License:	CM28894		20%

H

HH (2)

HH

I (2)

I

J

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

FLORIDA WATERWAYS INC.

Customer Service Report

Customer:	Rivertown	Date of Visit:	8/31/2026
Field Biologist:	Cameron Ganim	Weather:	90 °F High
FDACS License:	CM28894		20%

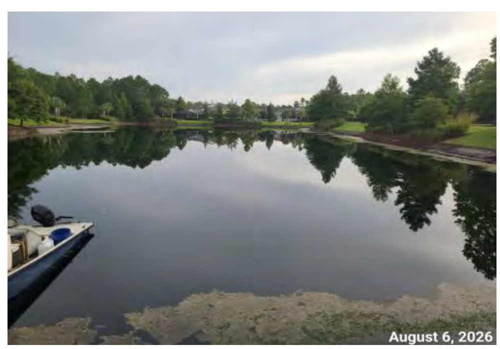
K (2)

K


L

LL

MM



R

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	Date of Visit:	8/31/2026
Field Biologist:	Cameron Ganim	Weather:	90 °F High
FDACS License:	CM28894		20%

T

U

W

X (2)

X (3)

X

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	Date of Visit:	8/31/2026
Field Biologist:	Cameron Ganim	Weather:	90 °F High
FDACS License:	CM28894		20%

XX (2)

XX (3)

XX

Y

Z

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

ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

Rivertown CDD
Corbin deNagy
GMS Services LLC
475 W. Town Place, Suite 114
Saint Augustine, FL 32092

NAME / ID:	**Detective [redacted] #11319**			
DATE	**CAD #**	**TIME IN**	**TIME OUT**	**TOTAL HOURS**
[redacted]	SJSO26CAD181962	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

SJSO26CAD181971, SJSO26CAD182027, SJSO26CAD182046, SJSO26CAD182072, SJSO26CAD182080, SJSO26CAD182141, SJSO26CAD182221

4 written warnings and 1 verbal warning for excessive speed. Also assisted Fire/Rescue with a large brush fire caused by a lightning strike and a residence struck by lightning. No reported injuries.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6933374

Rivertown CDD
Corbin deNagy
GMS Services LLC
475 W. Town Place, Suite 114
Saint Augustine, FL 32092

ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

NAME / ID:	Detective [redacted] #11319			
DATE	**CAD #**	**TIME IN**	**TIME OUT**	**TOTAL HOURS**
[redacted]	SJSO26CAD198427	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

SJSO26CAD198595, SJSO26CAD198441, SJSO26CAD198590, SJSO26CAD198563

1 traffic stop resulting in a verbal warning for excessive speed, handled a 911 hangup call, assisted Fire/Rescue with a student displaying signs of a seizure at Hallowes Cove Academy and located a runaway juvenile who left school at Hallowes Cove Academy. Juvenile was returned to parents' custody.

Multiple rounds of patrols conducted throughout the entire neighborhood as well as spent time foot patrolling Hallowes Cove Academy

RollKall Invoice#: 7078396

ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

Rivertown CDD
Corbin deNagy
GMS Services LLC
475 W. Town Place, Suite 114
Saint Augustine, FL 32092

NAME / ID:	Sergeant [redacted] #10379			
DATE	**CAD #**	**TIME IN**	**TIME OUT**	**TOTAL HOURS**
[redacted]	SJSO26CAD201140	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

Total Contacts:5 Citations:0 Warnings:6 Top speed meausred by Radar was, **40 MPH on RiverTown Main Street

Patrols conducted at RiverTown Main Street and Fawnwood Dr/ Ruskin Dr. Contacted several juveniles on illegal emotos who were issued warnings and educated on the law. Assisted patrol units with a disturbance within the neighborhood.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 7117591

ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

Rivertown CDD
Corbin deNagy
GMS Services LLC
475 W. Town Place, Suite 114
Saint Augustine, FL 32092

NAME / ID:	Detective [redacted] #11319			
DATE	**CAD #**	**TIME IN**	**TIME OUT**	**TOTAL HOURS**
[redacted]	SJSO26CAD205779	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

SJSO26CAD205802, SJSO26CAD205814, SJSO26CAD205927

2 written warnings for excessive speed and assisted Fire/Rescue with a 15 month old child having a seizure. Child was transported to Baptist conscious/breathing.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 7078397

Rivertown CDD
Corbin deNagy
GMS Services LLC
475 W. Town Place, Suite 114
Saint Augustine, FL 32092

ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

NAME / ID:	Corporal [redacted] # 10727			
DATE	**CAD #**	**TIME IN**	**TIME OUT**	**TOTAL HOURS**
[redacted]	SJSO26CAD195584	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

Total Contacts:7 Citations:2 Warnings:6 Top speed measured by Radar was, 52 MPH on Rivertown Main St. Mutilple patrols conducted throughout neighborhood. Patrolled the Riverhouse and Riverlodge mutiple times throughout the evening. Nothing suspicious observed.

Spoke to a group of juveniles on electric scooters. None of them were wearing helmets and they were educated on the laws pertaining to electric scooters.

I was flagged down by a woman who advised a group of juveniles on a golf cart were shooting Orbeez at people throughout the community. No calls were received regarding the incident and I was unable to locate any juveniles matching the description.

RollKall Invoice#: I-082426-3661

ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

Rivertown CDD
Corbin deNagy
GMS Services LLC
475 W. Town Place, Suite 114
Saint Augustine, FL 32092

NAME / ID:	Sergeant [redacted] #10379			
DATE	**CAD #**	**TIME IN**	**TIME OUT**	**TOTAL HOURS**
[redacted]	SJSO26CAD197977	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

Total Contacts:4 Citations:0 Warnings 4 Highest Recorded Speed by radar 40MPH* / 30MPH zone.

Traffic Enforcement Conducted along Rivertown Main @ Claiborne Ln and Elk Grove. One Juvenile stopped on Electric Motorcyle (Emoto). Parents notified. Inclement weather throughout the evening.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6999695

SIXTH ORDER OF BUSINESS

LED Lighting Plan

LED Lighting Solutions

Mattamy Homes North FloridaRivertown - Riverhouse Lighting Additions- Area Lights

Option 1 Pricing

Dates

Expected Closed Date: Jul 07, 2026
Material Delivery Date: Aug 18, 2026
Estimated Requesting Date: Oct 17, 2026

This plan reduces power consumption by: ***4,200.00 kWH / Year***
And that eliminates: ***2.95 metric tons of CO2 every year***
Or removing: ***1 cars from the road***

INSTALLATION DETAILS - INSTALLATION 1

Teardrop – With Deep Skirt Black Tapered Concrete Pole

Option 1

Fixture	Memphis Teardrop 144 Watt 3000K (Pendant)
Fixtures per pole	1
Pole Type	33' with 24'MH Black Round Tapered Concrete Tenon Mount
Fixture*	$ 178.50
Pole	$ 137.20
Maintenance	$ 11.55
Energy	$ 14.00
ALC	$ 62.24

GRAND TOTAL Excludes applicable taxes and franchise fees (estimated at ~25% of the bill)	**7 units**	**$ 403.49**

Notes

LED Lighting Plan

Mattamy Homes North FloridaRivertown - Riverhouse Lighting Additions- Area Lights

Option 1 Pricing

LED Lighting Solutions

Dates

Expected Closed Date: May 01, 2026
Material Delivery Date: Jun 12, 2026
Estimated Requesting Date: Aug 11, 2026

This plan reduces power consumption by: ***8,400.00 kWH / Year***
And that eliminates: ***5.91 metric tons of CO2 every year***
Or removing: ***1 cars from the road***

INSTALLATION DETAILS - INSTALLATION 1

Teardrop – With Deep Skirt
Black Tapered Concrete Pole

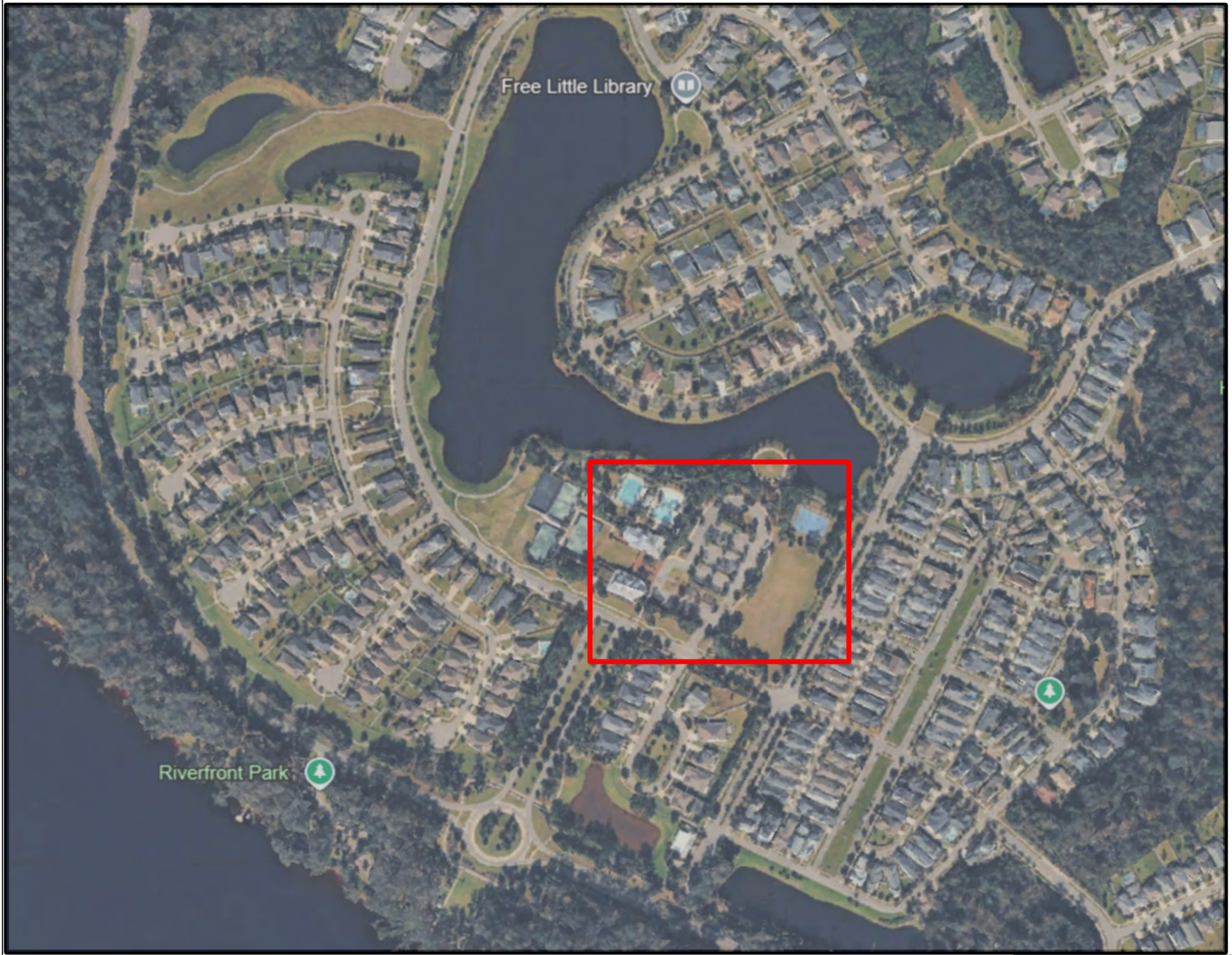
Option 1

Fixture	Memphis Teardrop w/ deep skirt 144 Watt 3000K (Pendant)
Fixtures per pole	1
Pole Type	33' with 24'MH Black Round Tapered Concrete Tenon Mount
Fixture*	$ 399.00
Pole	$ 274.40
Maintenance	$ 23.10
Energy	$ 28.00
ALC	$ 131.50

GRAND TOTAL Excludes applicable taxes and franchise fees (estimated at ~25% of the bill)	**14 units**	**$ 856.00**

Notes

☐ INACCESSIBLE ☐ 13 kV ☐ FUTURE 23 kV ☒ 23 kV ☐ SALT SPRAY ☐ ____________



FEEDER:105761
FPL CONSTRUCTION SYMBOL
= New UG PVC & Cable
= New Streetlight on SL Concrete Pole
= New 17" Hand-hole
= Existing padmount TX

N

EASEMENT REQUIRED

Product Summary

Symbol	Description	Watts	Fixtures	Quantity
	TEARDROP W/ DEEP SKIRT 144 WATT 3000K (Pendant)	144W	3000K	14
	BLACK TAPERED CONCRETE 33' (24' MH)	N/A	N/A	14

AS-BUILT CREW PRINT

FOREMAN'S SIGNATURE ____________ DATE ____________

ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN & VERIFIED TO BE WITHIN FPL STANDARDS, VALUES ARE SHOWN AT ALL LOCATIONS.

FOREMAN'S SIGNATURE ____________ DATE ____________

JOB CERTIFIED COMPLETED AS SHOWN ON THIS AS-BUILT PRINT. MATERIAL CHANGES SHOWN ON ROS

SUPERVISOR'S SIGNATURE ____________ DATE ____________

AS-BUILT COPY

INITIALS ____________ CERT. DATE ____________

Easement? Yes ☒ No ☐
Tree Work? Yes ☐ No ☒
Survey/Stake? Yes ☒ No ☐
Designer/Stake? Yes ☐ No ☒
Work with SMO? Yes ☐ No ☒
CT/Special Mtr? Yes ☐ No ☒

PERMIT REQ'D	City	County Rd.	County Air	State Road	FAA
	WMD	RR Xing	DR. Dist.	Transm.	

Requested Tel. Co. Set Poles ? YES ☐ NO ☒
Requested Tel. Co. Transfer ? YES ☐ NO ☒
Request CAVT Transfer? YES ☐ NO ☒

Tele. Attachment Per ____________ Telephone Co. Job No.

POLE LINE FEET	0'	DUCT BANK FT.	0'
POLE LINE FT. ON TRANSM. POLES	0'	TRENCH FT.	0'

TLM/LDS MODEL No. - | Map Posting? YES ☒ NO ☐ | Posted by:

FPL

RIVERTOWN-RIVERHOUSE ADDITIONAL AL
14 NEW INSTALLS
140 LANDING ST, ST JOHNS FL 32259

Designed by: EZECHIEL ALCIUS	Date: 06/09/26
Drawn by: EA Check by:	Dwg No. 1 OF 2
Rural Location Sec. 29 TWP. 49 S, RGE. 41 E.	
SCALE: N.T.S	St. Lt MAP No. MAP# / Pri Map No. GM1108
WR XXXXXX	M/A XX

☐ INACCESSIBLE ☐ 13 kV ☐ FUTURE 23 kV ☒ 23 kV ☐ SALT SPRAY ☐ ________

Construction Notes:

FPL Contractor to install #6 DPX UG through conduit for all locations shown.

FPL Contractor to install 2" PVC for rapid trenching for all locations and use 2" HDPE for directional bore. Call locates prior to digging.

LOC 1-14: FPL contractor to install(1) TEARDROP W/ DEEP SKIRT 144 WATT 3000K (Pendant) ON NEW BLACK TAPERED CONCRETE 33' (24' MH) POLE.

CHECK VOLTAGE – CONVERT 480V to 120V or 240V'

On 480V circuits, change the relay prior to installing the lights. Verify the source and amount of lights on that relay.

-Verify fixture is working correctly after installation. Check 120V to terminal blocks.

-Customer is responsible for any restoration incurred.

FPL LED Representative: Chris Venoy

AS-BUILT CREW PRINT		ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN & VERIFIED TO BE WITHIN FPL STANDARDS, VALUES ARE SHOWN AT ALL LOCATIONS.		JOB CERTIFIED COMPLETED AS SHOWN ON THIS AS-BUILT PRINT. MATERIAL CHANGES SHOWN ON ROS		AS-BUILT COPY	
FOREMAN'S SIGNATURE	DATE	FOREMAN'S SIGNATURE	DATE	SUPERVISOR'S SIGNATURE	DATE	INITIALS	CERT. DATE

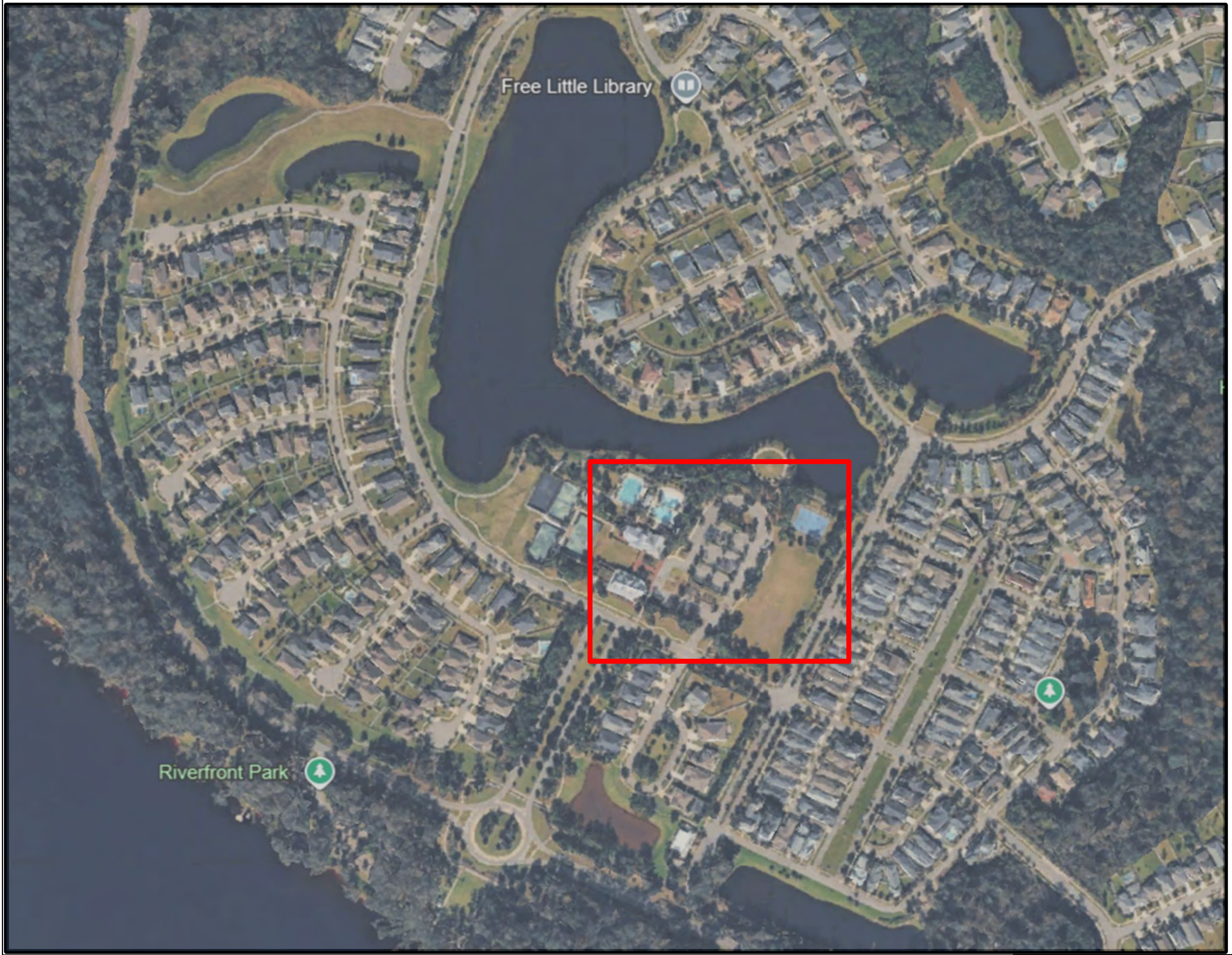
Easement? Yes ☒ No ☐		Survey/Stake? Yes ☒ No ☐		Work with SMO? Yes ☐ No ☒	
Tree Work? Yes ☐ No ☒		Designer/Stake? Yes ☐ No ☒		CT/Special Mtr? Yes ☐ No ☒	
PERMIT REQ'D	City	County Rd.	County Air	State Road	FAA
	WMD	RR Xing	DR. Dist.	Transm.	
Requested Tel. Co. Set Poles ? YES ☐ NO ☒			Tele. Attachment Per		
Requested Tel. Co. Transfer ? YES ☐ NO ☒					
Request CAVT Transfer? YES ☐ NO ☒			Telephone Co. Job No.		
POLE LINE FEET	0'		DUCT BANK FT.	0'	
POLE LINE FT. ON TRANSM. POLES	0'		TRENCH FT.	0'	
TLM/LDS MODEL No.	-	Map Posting? YES ☒ NO ☐	Posted by:		

FPL

RIVERTOWN-RIVERHOUSE ADDITIONAL AL
14 NEW INSTALLS
140 LANDING ST, ST JOHNS FL 32259

Designed by: EZECHIEL ALCIUS		Date:	06/09/26
Drawn by: EA	Check by:	Dwg No.	2 OF 2
Rural Location Sec. 29	TWP. 49 S,	RGE. 41 E.	
SCALE: N.T.S	St. Lt MAP No. MAP#	Pri Map No.	GM1108
WR XXXXXX		M/A	XX

☐ INACCESSIBLE ☐ 13 kV ☐ FUTURE 23 kV ☒ 23 kV ☐ SALT SPRAY ☐ ____________



N

FEEDER:105761

FPL CONSTRUCTION SYMBOL

= New UG PVC & Cable

= New Streetlight on SL Concrete Pole

= New 17" Hand-hole

= Existing padmount TX

EASEMENT REQUIRED

Product Summary

Symbol	Description	Watts	Fixtures	Quantity
	TEARDROP W/ DEEP SKIRT 144 WATT 3000K (Pendant)	144W	3000K	7
	BLACK TAPERED CONCRETE 33’ (24’ MH)	N/A	N/A	7

AS-BUILT CREW PRINT	ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN & VERIFIED TO BE WITHIN FPL STANDARDS, VALUES ARE SHOWN AT ALL LOCATIONS.	JOB CERTIFIED COMPLETED AS SHOWN ON THIS AS-BUILT PRINT. MATERIAL CHANGES SHOWN ON ROS	AS-BUILT COPY
FOREMAN'S SIGNATURE / DATE	FOREMAN'S SIGNATURE / DATE	SUPERVISOR'S SIGNATURE / DATE	INITIALS / CERT. DATE

Easement? Yes ☒ No ☐ — Survey/Stake? Yes ☒ No ☐ — Work with SMO? Yes ☐ No ☒

Tree Work? Yes ☐ No ☒ — Designer/Stake? Yes ☐ No ☒ — CT/Special Mtr? Yes ☐ No ☒

PERMIT REQ'D					
	City	County Rd.	County Air	State Road	FAA
	WMD	RR Xing	DR. Dist.	Transm.	

Requested Tel. Co. Set Poles ? YES ☐ NO ☒

Requested Tel. Co. Transfer ? YES ☐ NO ☒

Request CAVT Transfer? YES ☐ NO ☒

Tele. Attachment Per

Telephone Co. Job No.

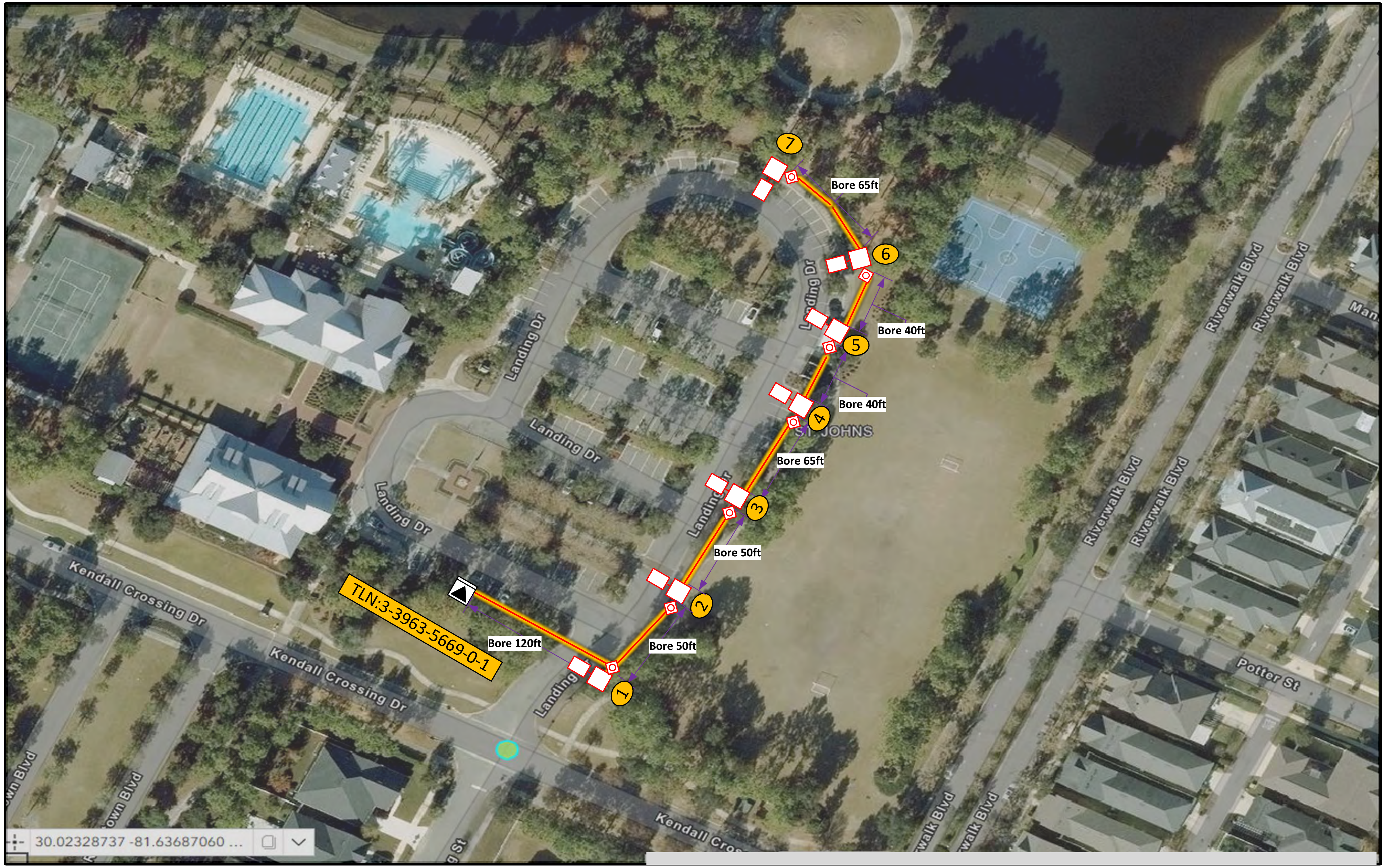
POLE LINE FEET	0'	DUCT BANK FT.	0'
POLE LINE FT. ON TRANSM. POLES	0'	TRENCH FT.	0'
TLM/LDS MODEL No.	-	Map Posting? YES ☒ NO ☐	Posted by:

FPL

RIVERTOWN-RIVERHOUSE ADDITIONAL AL
6 NEW INSTALLS
140 LANDING ST, ST JOHNS FL 32259

Designed by:	EZECHIEL ALCIUS	Date:	05/31/26
Drawn by: EA	Check by:	Dwg No.	1 OF 2
Rural Location Sec. 29	TWP. 49 S,	RGE. 41 E.	
SCALE: N.T.S	St. Lt MAP No. MAP#	Pri Map No.	GM1108
WR XXXXXX		M/A	XX

☐ INACCESSIBLE ☐ 13 kV ☐ FUTURE 23 kV ☒ 23 kV ☐ SALT SPRAY ☐ ____________



Construction Notes:

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FPL Contractor to install 2" PVC for rapid trenching for all locations and use 2" HDPE for directional bore. Call locates prior to digging.

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CHECK VOLTAGE – CONVERT 480V to 120V or 240V'

On 480V circuits, change the relay prior to installing the lights. Verify the source and amount of lights on that relay.

-Verify fixture is working correctly after installation. Check 120V to terminal blocks.

-Customer is responsible for any restoration incurred.

FPL LED Representative: Chris Venoy

AS-BUILT CREW PRINT		ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN & VERIFIED TO BE WITHIN FPL STANDARDS, VALUES ARE SHOWN AT ALL LOCATIONS.		JOB CERTIFIED COMPLETED AS SHOWN ON THIS AS-BUILT PRINT. MATERIAL CHANGES SHOWN ON ROS		AS-BUILT COPY	
FOREMAN'S SIGNATURE	DATE	FOREMAN'S SIGNATURE	DATE	SUPERVISOR'S SIGNATURE	DATE	INITIALS	CERT. DATE

Easement? Yes ☒ No ☐	Survey/Stake? Yes ☒ No ☐	Work with SMO? Yes ☐ No ☒
Tree Work? Yes ☐ No ☒	Designer/Stake? Yes ☐ No ☒	CT/Special Mtr? Yes ☐ No ☒

PERMIT REQ'D				
City	County Rd.	County Air	State Road	FAA
WMD	RR Xing	DR. Dist.	Transm.	

Requested Tel. Co. Set Poles ? YES ☐ NO ☒
Requested Tel. Co. Transfer ? YES ☐ NO ☒
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Telephone Co. Job No.

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POLE LINE FT. ON TRANSM. POLES	0'	TRENCH FT.	0'
TLM/LDS MODEL No. -	Map Posting? YES ☒ NO ☐	Posted by:	

FPL

RIVERTOWN-RIVERHOUSE ADDITIONAL AL
6 NEW INSTALLS
140 LANDING ST, ST JOHNS FL 32259

Designed by:	EZECHIEL ALCIUS	Date:	05/31/26
Drawn by: EA	Check by:	Dwg No.	2 OF 2
Rural Location Sec. 29	TWP. 49 S,	RGE. 41 E.	
SCALE: N.T.S	St. Lt MAP No. MAP#	Pri Map No. GM1108	
WR XXXXXX		M/A	XX

SEVENTH ORDER OF BUSINESS

PRECISION SIDEWALK SAFETY
Trip Hazard Removal Specialists

SIDEWALK TRIP HAZARD REMOVAL

Price Proposal

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

PRECISION SIDEWALK SAFETY CORP • **JUNE 19, 2026**
1202 SW 17th Street, Suite 201-122 • Ocala, FL 34471 • www.precisionsidewalksafety.com
Andrew Anderson • 877-799-6783 x 517

PREPARED FOR:

Rivers Edge Community Development District • St. Johns, FL

- Mr. Kevin McKendree, Operations Manager, Vesta Property Services
- Residents of Rivers Edge Community Development District

Precision Sidewalk Safety Corp (PSSC) uses proprietary and patented cutting technology to repair trip hazards created by changes in level on sidewalk panels. Our horizontal saw cut equipment and technique allow us to reach both ends of the sidewalk without damaging the adjacent slabs, retaining walls, sprinkler heads, landscaping, or anything else surrounding the walkway, resulting in a very high-quality repair. This unique approach has afforded Florida and South Carolina communities the ability to minimize liability and improve safety and aesthetics in their neighborhoods at more reasonable rates than conventional alternatives.

Site Review Summary

As requested, PSSC visited Rivers Edge Community Development District (CDD) in June of 2026 to review sidewalks to identify hazards that create trip and fall liabilities that PSSC can repair. Prior to the review, PSSC met with Mr. McKendree to discuss what is important to the District and to understand specifications and boundaries for this project. Mr. McKendree directed PSSC to identify and price all changes in level measuring ¼" to 2" in height that our company can repair **only** on the sidewalks in Rivertown that are the responsibility of the CDD. Mr. McKendree provided PSSC with a map and identified those areas as:

- Clubhouse walkways, Kendall Crossing Drive (from Chipola drive to Sternwheel Drive), Rivertown Blvd., Landing Street, Perdido Street, Edisto Place, Chipola Drive, Blackwater Way, Coosaw Ct.
- Riverwalk Blvd., Sternwheel Drive, Rambling Water Run, Potter Street, Manteo Street, Baya Street, Flint Street, Mascotte Place, Potter Street
- Orange Branch Trail, Waterfront Drive, Yearling Blvd, Olivette Street, Narrowleaf Drive (south of lake), Rawlings Drive, Cherry Laurel Place
- Footbridge Rd, Verdure Street, Keystone Corners Boulevard

A review of the sidewalks in the specified area was subsequently completed to estimate the number of hazards present and their sizes (see map below for boundaries). All other sidewalks throughout the community were not reviewed because they were not identified as the responsibility of the CDD and are not included in this proposal. The Americans with Disabilities Act excerpts relevant to changes in level on walkways are included in Exhibit A.

Changes in level measuring $^{1}/_{4}$" – 2" high in the customer-specified areas at Rivers Edge CDD were inventoried and a total of 420 hazards meeting the specifications were observed.

In order to provide an accurate, comprehensive proposal, PSSC takes height and width measurements of every hazard. To provide examples for the community, a few PSSC-repairable hazards in a sample area on Riverwalk Drive near the Clubhouse were marked with a blue lumber crayon **(see Figures 1, 2, & 3 in Photo Examples below)**. A number representing the height of the hazard in eighths of an inch is recorded on the highest portion of the hazard. For example, the number "3" would represent a hazard measuring $^{3}/_{8}$ inches high and the number "12" would represent a hazard measuring $^{12}/_{8}$ inches (1 ½ inches) high.

Many of the panels throughout the designated areas have decorative troweled edges. Normal changes in level occurring at the control joints between these panels are **included** in this proposal. Changes in level created by a ridge of concrete at the back of the troweled edge, if any, are **excluded** from this proposal.

Previous repairs utilizing a grinder have been attempted at Rivers Edge CDD **(see Figure 4).** Several of those locations that have a change in level at least $^1/_4$" high where the adjacent slabs abut are **included** in this proposal since they will need to be repaired again by PSSC in order to remove remaining portions of the hazard and provide the proper slope to meet ADA compliance. To meet slope requirements for each repair, PSSC must take into account both the measurements of the concrete that has been removed and the new amount that must be removed in order to eliminate the hazard and properly slope the repair. Any previous grind locations that do not have a change in level of at least $^1/_4$" high between 2 panels – even if the grind was not done with an ADA-compliant 1:12 slope – are **excluded** from this proposal.

Brick pavers laid in sand often sink or move over time, which can create a trip hazard on adjacent concrete. At Rivers Edge CDD, this situation exists where ADA-detectable warning areas composed of ungrouted brick pavers abut sidewalk panels **(see Figure 5)** and curbs **(see Figure 6)**. As discussed with Mr. McKendree, PSSC recommends that the pavers be repositioned, which prevents a permanent repair being made to the concrete. In addition, even after the concrete repair is completed to remove the change in level, the pavers will likely continue to shift, sink, or move. Therefore, Mr. McKendree directed PSSC to **exclude** repairs to concrete sidewalks and curbs adjacent to these ADA-detectable warning areas composed of ungrouted brick pavers.

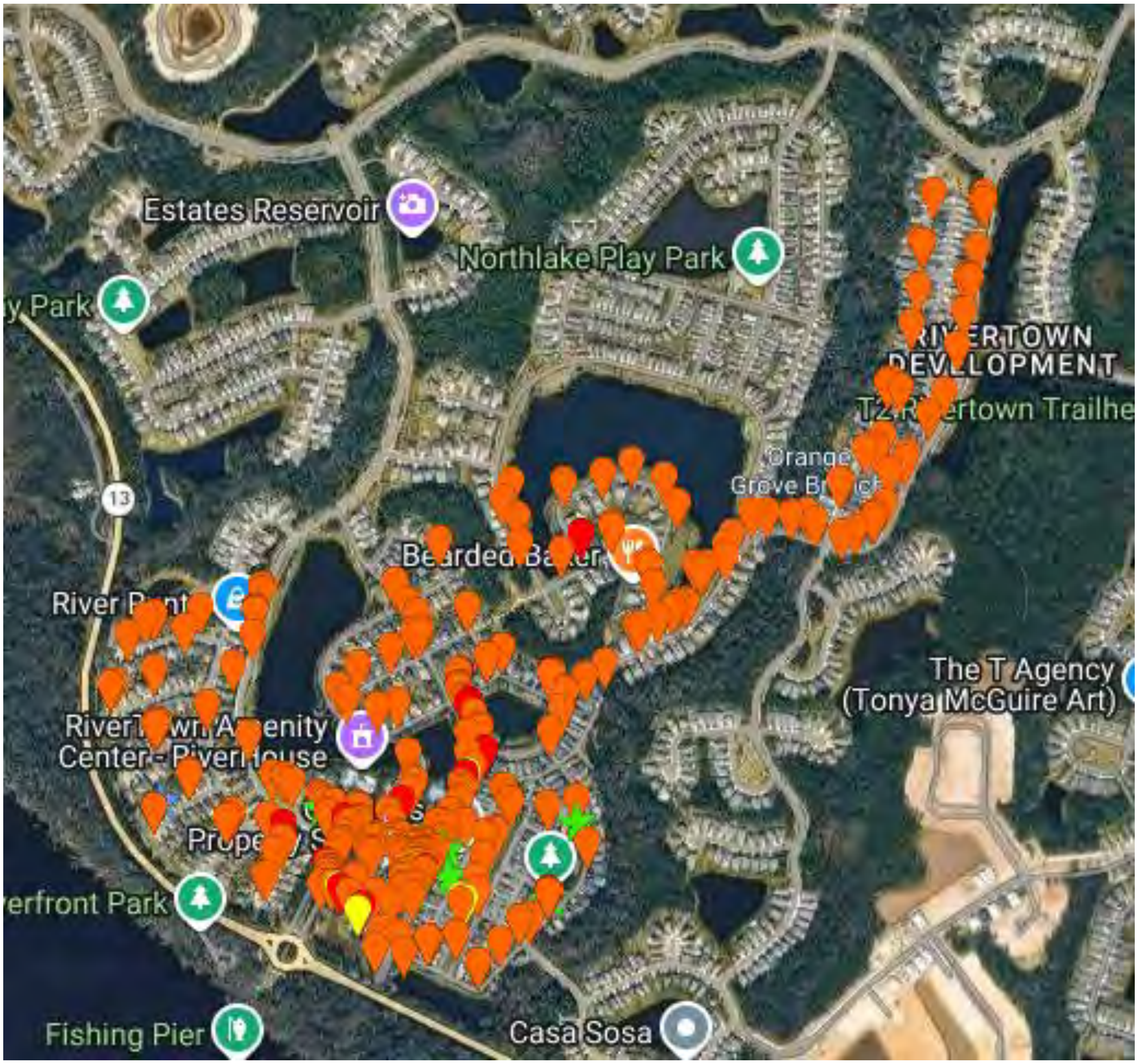
As directed, hazards found on oversized driveway aprons where they meet the adjacent sidewalk panels are **excluded** from this proposal **(see Figure 7)**.

Hazards on utility walkways composed of asphalt are **excluded** from this proposal as PSSC does not repair raised or damaged areas on asphalt.

This location is an ideal application for our precision concrete cutting repair method. The service will allow Rivers Edge CDD to mitigate risk and liability before an accident occurs, and to do it at a minimal cost. Our service includes a detailed, auditable report of every hazard repaired, so efforts to maintain safe sidewalks are well documented (see Repair Specifications section). This can be submitted to the insurance company, which will often provide lower rates or "credits" for communities with proactive programs in place to reduce liabilities.

When repair work is initiated, our experienced trip hazard removal specialists will precisely identify and record the exact measurements of each hazard PSSC can repair. This more precise evaluation may result in quantities and measurements that vary slightly from this estimate, however the high end of the price range provided is a "not to exceed" estimate.

Site Review Area – Hazards Identified on Customer-Specified Sidewalks at Rivers Edge CDD



The map in this proposal shows the approximate locations of trip hazards included in the scope of this proposal. The accuracy of this map is dependent on the technology available on smart phones and should be relied upon as approximations only. The Green Stars represent locations that were previously repaired with a grinder that will need to be repaired again by PSSC to remove remaining portions of the hazards and provide proper slope.

Methodology – Preparing This Estimate

1. PSSC conducts a census of hazards that we can repair on the property's specified sidewalks; the hazards are then grouped into 3 categories:

CATEGORY	SPECIFICATION
Least Severe	¼ inch
Severe	3/8 inch to 7/8 inch
Most Severe	1 inch to 2 inches

2. An estimate of the volume of concrete requiring removal for each category was prepared based on our experience data base.

3. A "not to exceed" bid was prepared based on the estimated volume of repairs.

Hazards above 2 inches in height are normally not included in PSSC estimates. Since most sidewalks are a total of 3.5 to 4 inches deep, municipal engineers recommend repairs up to 2 inches in height because removing more than that will reduce the structural integrity of the sidewalks if a vehicle or other heavy equipment drives over it. Sidewalks with hazards greater than 2 inches in height are recommended for alternative remediation by the property owner. Severely broken panels and panels hollowed out underneath also need to be alternatively remedied by the property owners. **There was at least one hazard over 2 inches in height (see Figure 8) and at least one panel that was badly broken (see Figure 9) observed during our review of the customer-specified sidewalks of Rivers Edge CDD. Since PSSC does not provide demolition and replacement, locations such as these are excluded from this proposal.**

Before work commences, our on-site trip hazard removal specialists will assess all panels identified in this proposal to ensure changes in level can be repaired using our technique. If it is determined that any locations should be remedied in an alternative way instead of repaired using our horizontal saw cut method, PSSC will exclude those repairs from our service and mark the panel with a small blue X with lumber crayon.

Some sidewalk panels have holes, missing pieces, or hairline cracks which do not result in changes of level. These types of sidewalk imperfections cannot be repaired utilizing our precision concrete cutting method and are also **excluded** from this estimate **(see Figure 10)**. In some cases where a crack exists on a stable panel, the concrete on one side will be raised higher, creating a trip hazard. **PSSC will always repair this type of trip hazard unless directed otherwise, but the original crack in the panel will remain.**

Our initial proposal identified **420 PSSC-repairable hazards** measuring ¼" – 2" in height on the customer-specified sidewalks of Rivers Edge CDD (shown in Table 1 below).

**TABLE 1: CUSTOMER-SPECIFIED AREA AT RIVERS EDGE CDD
420 TRIP HAZARDS BY HEIGHT CATEGORIES**

LOCATION	LEAST SEVERE	SEVERE	MOST SEVERE	TOTAL
Clubhouse	3	46	2	**51**
Riverwalk Blvd and adjacent Pond	4	58	9	**71**
Orange Branch Trail	0	72	4	**76**
Landing Street	0	13	0	**13**
Rambling Water Run	0	15	0	**15**
Kendall Crossing Drive	0	36	0	**36**
Perdido Street	0	9	1	**10**
Mascotte Place	0	1	0	**1**
Chipola Trace	0	8	0	**8**
Potter Street	0	3	0	**3**
Olivette Street	0	10	1	**11**
Rawlings Drive	0	10	1	**11**
Sapelo Place	0	12	0	**12**
Yearling Blvd.	0	8	2	**10**
Edisto Place	0	8	0	**8**
Coosaw Court	0	6	1	**7**
Cherry Laurel Place	0	5	0	**5**
Narrowleaf Drive	0	7	0	**7**
Footbridge Rd.	0	16	0	**16**
Waterfront Drive	0	9	2	**11**
Blackwater Way	0	6	0	**6**
Sternwheel Drive	0	27	5	**32**
	7	**385**	**28**	**420**
	TOTAL			

Photo Examples

Figure 1

Example of a $^2/_8$" high "Least Severe" hazard located on Riverwalk Blvd. These are often the hazards that people catch their toe on, as they do not notice them. This hazard is in the sample area marked for the community; it is marked "2" representing the height of the hazard in eighths of an inch.

Figure 2

Example of a $^6/_8$ "Severe" hazard on Riverwalk Blvd. This hazard is also in the sample area marked for the community.

Figure 3

Example of a 1" high "Most Severe" hazard located on Riverwalk Blvd.

Figure 4

Example of a severe hazard on Landing Street that was previously “angled off” by a grinder leaving portions of the hazard in place. This hazard must be repaired properly by PSSC to remove remaining portions of the hazard and provide the ADA-compliant 1:12 slope.

Figure 5

Example of a hazard located on a panel adjacent to an ADA-detectable warning area made of ungrouted brick pavers with raised domes on Landing Street. As directed by the community, these types of hazards are **excluded** from this proposal.

Figure 6

Example of a hazard located on a curb adjacent to an ungrouted ADA detectable warning area composed of ungrouted bricks with raised domes on Landing Street near the Clubhouse. As directed by the community, these types of hazards are **excluded** from this proposal.

Figure 7

Example of a hazard located on an oversized driveway apron where it meets the adjacent sidewalk panel on Perdido Street. As directed by the community, these types of hazards are **excluded** from this proposal.

Figure 8

Example of a hazard raised over 2 inches in height on Rambling Water Run. Locations such as this are **excluded** from this proposal.

Figure 9

Example of a badly broken panel located on Riverwalk Blvd. Locations such as this are **excluded** from this proposal.

Figure 10

Example of a panel with chipped edges on Kendall Crossing Drive. As concrete patching is not a service PSSC provides, locations such as this are **excluded** from this proposal.

Pricing Summary

Table 2 below provides an estimated price range to repair the 420 hazards measuring $^{1}/_{4}$" – 2" high that PSSC can repair on the customer-specified sidewalks of Rivers Edge CDD, as identified in Table 1. Repairs will be made at the ADA-compliant, 1:12 slope. Our technicians take exact measurements of every hazard when we perform our work, so the final price will be determined by the actual volume of concrete removed to achieve the 1:12 slope for repairs, however **the high end of the range estimated is a "not to exceed" price.**

Rivers Edge CDD can select from the following two pricing options, depending upon when the signed authorization is returned to PSSC. **PSSC proposals are valid for 90 days**, but if the signed authorization to repair all 420 hazards meeting the specification is returned to PSSC within 45 days of the proposal date, PSSC will extend a discounted rate. If the community chooses to do only a portion of the work, this discount will not be applied. If the signed authorization is received after the 45 days but before the 90-day expiration, the standard price range will apply.

TABLE 2: PRICING FOR 420 HAZARDS $^{1}/_{4}$" to 2" IN CUSTOMER-SPECIFIED AREA AT RIVERS EDGE CDD	
1:12 REPAIR SLOPE	**REPAIR PRICE**
Price if signed authorization is returned to PSSC by **August 3, 2026**	**$39,690 – $41,160**
Price if signed authorization is returned to PSSC by **September 17, 2026**	**$41,779 – $43,326**

Precision Sidewalk Safety estimates that the work can be completed in 4 – 5 days with the note that wet weather will delay our operations. We will re-route pedestrian traffic on small sections of sidewalk (10'-15') for periods that range from 3 minutes to 20 minutes while those sections are being repaired. **We request that the community make arrangements for all vehicles to be moved away from the sidewalks in order for our crew to make the repairs. We also require that a representative of the property review and accept the work (or request adjustments) prior to the crew's estimated departure.** While the sidewalk restoration project is underway, we will:

- keep the sidewalks in service
- require no heavy equipment or traffic control
- remove all debris and recycle the concrete waste materials
- leave the proposed areas clean and trip hazard-free

Figure 11: Precision Sidewalk Safety Work Example

Savings Summary

Precision Sidewalk Safety provides a professional service to hundreds of municipalities, private communities and schools throughout Florida and South Carolina. Based on data shared by many of these customers, the comparative analysis in Table 3 shows the differences between available methods for sidewalk trip hazard repair.

TABLE 3: REPAIR METHOD COMPARISON FOR RIVERS EDGE CDD			
METHOD	**ADA COMPLIANT**	**TIME REQUIREMENT**	**POSSIBLE INCIDENTAL DAMAGES**
Precision	Yes	4 - 5 Days	None
Grinding	No	21 - 23 Days	Adjacent sidewalk panels, landscaping, and sprinkler heads
Replacement	Yes	70 – 74 Days	Broken sidewalk panels from weight of trucks, damage to landscaping, and possible tree damage if root pruning

Grinding

Although grinding is sometimes used for the removal of trip hazards in private communities, it is not an ideal method for sidewalk repair as the equipment is not specifically designed for this use. Grinding often leaves unpleasant pitting and grooves on the surface of the concrete. Because it is very inflexible equipment, these markings occur not only on the panels with hazards, but also on the sidewalk panels adjacent to those panels. In addition, a grinder often leaves a hazard in place where someone could still trip and fall, because operators are forced to choose from either damaging something adjacent to the affected panel (landscaping, sprinkler heads, etc.) or leaving the repair with upturned edges. This repair method literally scrapes and pulverizes the concrete surface to take off some of the height differential, but it cannot meet the specified ADA requirements for proper slope.

In addition, grinding causes considerable dust and mess. If the dust is managed with water, the property risks slurry and runoff into storm drains or local water. In most cases, grinding cannot be compared to the Precision method, since grinding cannot achieve like results. Still, in a comparison of the same number and size hazards, Precision Sidewalk Safety is comparable in cost. Figure 12 shows results from a typical grind.

Figure 12: Typical Results from a Grinder

Demolition and Replacement

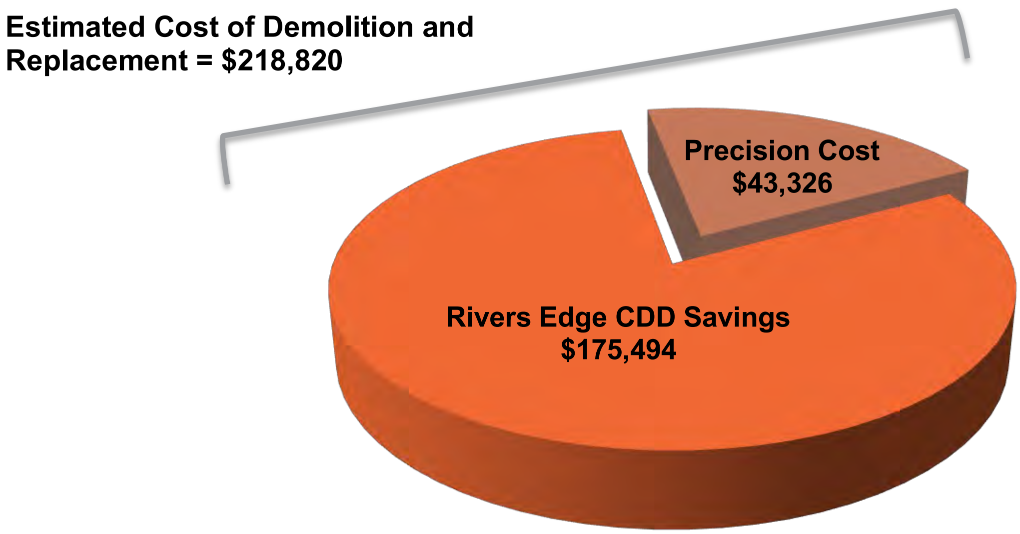
The conventional approach to fully eliminating trip hazard liability is to demolish and replace hazardous panels. Done correctly to ensure a zero point of differential between existing and new sections, this method meets ADA specifications, and is the most comparable alternative to the PSSC method. However, the number of hazards that can be repaired on a fixed budget is very limited. Demolition and replacement can also be very obtrusive to a property. Sidewalks are often closed for days and cars sometimes need to be moved. Incidental damages to landscaping can occur.

Based upon various panel sizes totaling approximately 10,941 square feet and an estimated replacement cost of roughly $20.00 per square foot, we estimate the cost to demolish and replace panels is **$218,820.** This takes into account:

- Cost of concrete
- Labor to break up and remove existing concrete
- Labor to pour, form, level, finish, float & cut control joints
- Fuel for multiple site visits to repair or break-up, remove, pour, remove forms, and restore adjacent items
- Equipment such as a backhoe, vehicle to transport backhoe, utility vehicle, and dump truck to remove debris
- Miscellaneous materials to prepare concrete

Based upon the “not to exceed” price to repair all PSSC-repairable hazards measuring $^1/_4$” – 2” on the sidewalks that are the responsibility of Rivers Edge CDD, the maximum cost for PSSC repairs at the 1:12 slope is **$43,326**, which is an **estimated savings of $175,494 or 80%,** shown below. This comparison assumes that only one panel would be demolished and replaced which is usually not the case, since replacing slabs often requires a “run” of two to five slabs. The ***actual cost*** for demolition and replacement would likely be three times this amount.

COST SAVINGS COMPARED TO DEMOLITION AND REPLACEMENT



Environment Savings:

As a member of several "green" building associations, Precision Sidewalk Safety tracks savings from the use of our service, which is a green building practice. We utilize a dust containment system to minimize dust and portable equipment that consumes minimal energy. The small sections of concrete we remove are recycled. By using Precision Sidewalk Safety instead of demolition and replacement, Rivers Edge CDD would achieve the following environmental savings:

Natural Resources Saved:

- Approximately **247 tons** of waste concrete from removal and placement in landfills (est. **3,643 cubic feet** of concrete at an average weight of 132 lbs. per cubic foot).
- approximately same amount of materials and resources to replace the concrete that was removed

Fossil Fuels Saved: estimated **424 gallons**

- hauling equipment to and from the site to remove sidewalks
- operating backhoe equipment to break up and remove concrete
- round trip transportation of estimated **247 tons** of debris to the landfill
- round trip transportation of new materials to replace the removed sidewalks

Prevented release of Carbon Dioxide gas: estimated **3.81 Metric Tons**

- based on the Greenhouse Gas Equivalencies Calculator, US Environmental Protection Agency

Repair Specifications

Precision Sidewalk Safety will submit a summary itemizing each trip hazard repaired. This report will include the following, which serves as a detailed, auditable invoice for each repair:

a. The physical location (address, light pole #, etc.) of each repair
b. The specific hazard height - high side and low side measurement – in 8ths of an inch
c. The total width of actual repair in inches
d. The square footage of repaired panel

Debris from repaired areas will be collected and removed and a dust abatement system will be used during all repair operations. All resulting repairs will be flat and uniform with a coefficient of friction exceeding OSHA requirements for public walkways.

This proposal is based upon a repair slope of 1:12, removing all hazards that PSSC can repair measuring ¼" - 2" in height on the sidewalks that are the responsibility of Rivers Edge CDD.

The following special conditions **are** included in this proposal for the hazards identified in Table 1:

- Hazards only on sidewalks in the customer-specified area
- Panels which are intact, stable, and not cracked, fractured, or settled
- Panels with hairline, spider, or multiple crack(s) which are otherwise "stable" and "intact"
- Panels with surface imperfections or missing/sunken partial sections that are 90% useable
- Hazards on panels that run through the driveway having the same width as the sidewalk

The following special conditions **are not** currently included this proposal:

- Hazards greater than 2" or panels that are too broken for repair or are hollow underneath
- Hazards on sidewalks in the remaining areas of the community
- Hazards on oversized driveway aprons where they meet the adjacent sidewalk panels
- Hazards on sidewalks adjacent to ADA-detectable warning areas composed of ungrouted bricks
- Hazards on curbs
- Hazards on trails composed of asphalt

Safety:

Precision Sidewalk Safety Corp has a perfect safety record; we use OSHA approved equipment, certify all employees who work directly in trip hazard repair, and have outstanding safety practices for both employees and the public who may be using the walkways we are repairing. We have worked in dense urban, high pedestrian traffic areas, as well as residential neighborhoods and historic districts to complete projects without incident. Our clients often receive unsolicited compliments for the work we have performed.

Insurance and Incorporation:

Precision Sidewalk Safety Corp is a corporation registered in the state of Florida. Proof of liability, workers compensation, and auto insurance will be provided as requested.

Protection Under U.S. Patent and Trademark Laws:

The work provided by Precision Sidewalk Safety reveals equipment and processes, which are protected under United States patent laws. It is the use of these patents that enables us to provide the best available trip hazard removal service to our clients. Due to the nature of our business and in lieu of the ability to receive competitive bids for like services, our company provides documentation and reference to the patents that have been issued to our corporate office. Precision Concrete Cutting of Utah and its affiliates, along with The United States Patent and Trademark Office, takes an active and exacting role to protect and enforce intellectual property rights.

U.S. Pat. No. 6,896,604	**U.S. Pat. No. 6,827,074**
U.S. Pat. No. 7,143,760	**U.S. Pat. No. 7,402,095**
U.S. Pat. No. 7,000,606	**U.S. Pat. No. 7,201,644**

About Precision Sidewalk Safety Corporation:

Wendy and Alan MacMurray, the founders of Precision Sidewalk Safety Corp, have over 70 years combined experience in customer management, service delivery and project implementation and have been respected executives for global Fortune 500 companies as well as start-up companies. They introduced the Precision technology to Florida in late 2006 and South Carolina in 2007 and they now support hundreds of customers. The company has used its unique, patented technique to make over 700,000 repairs on sidewalks in the two states, saving communities an estimated $141 million on sidewalk repairs

EXHIBIT A: Excerpts from ADA Guidelines

Federal Register / Vol. 56. No. 144 / Friday, July 26, 1991 / Rules and Regulations

Federal Regulations on Trip Hazard Removal

Part III

Department of Justice

Office of the Attorney General

28 CFR Part 36
Nondiscrimination on the Basis of Disability Public Accomodations and in Commercial Facilities; Final rule

4.5 Ground and Floor Surfaces

Excerpts from Federal Register

4.5.2 Changes in Level. Changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment. Changes in level between 1/4 in and 1/2 in (6mm and 13mm) shall be beveled with a slope no greater that 1:2. Changes in level greater than 1/2 in (13 mm) shall be accomplished by means of a ramp that complies with 4.7 or 4.8.

4.7.2 Slope. Slopes of curb ramps shall comply with 4.8.2. Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

4.8.2 Slope and Rise. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in (760 mm). Curb ramps and ramps to be constructed on existing sites or in existing building or facilities may have slopes and rises as allowed in 4.1.6(3)(a) if space limitations prohibit the use of a 1:12 slope or less.

3 – a – 1. A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 inches.

3 – a – 1. A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 inches. A slope steeper than 1:8 is not allowed.

AUTHORIZATION TO PROCEED • FAX TO 866-669-1175

>>ESTIMATE IS VALID FOR 90 DAYS FROM DATE OF ISSUE<<

SCOPE OF PROJECT	Repair at a 1:12 slope trip hazards measuring ¼" – 2" in height in the community-specified areas that PSSC's method is able to repair as identified in Proposal FLNE296AHF. **Please circle the option selected and fill in authorization date in the cost box below, then complete invoice information in the approved by / billing info table below.**		
PROPERTY	**Rivers Edge Community Development District**		
COST	**PRICE IF AUTHORIZATION IS RECEIVED BY AUGUST 3, 2026:** **$39,690 - $41,160**	**PRICE IF AUTHORIZATION IS RECEIVED BY SEPTEMBER 17, 2026:** **$41,779 - $43,326**	DATE

This proposal provides a price which will not be exceeded given the scope of work specified and is based on: 1) an estimated number of hazards we anticipate our technician(s) can repair and 2) the resulting amount of concrete material our technician(s) will remove to render repairs compliant with approved customer specifications. Your final inventory of repairs may vary from this estimate. PSSC repairs only those uneven sidewalks specifically requested by you, our customer, and therefore makes no guarantee that the property is free of uneven sidewalk hazards or other trip hazards. PSSC may not complete a repair(s) because; 1. a hazard's actual measurement at the time of repair exceeds approved customer specifications, and/or 2. in the crew leader's judgment, our repair attempt would cause further damage to the concrete slab or be insufficient to satisfactorily remove the existing hazard and/or mitigate its potential liability. Such excluded hazards, if any, will be left "as found" and will require customer's alternative remedy. After the project is completed, new trip hazards will occur or reoccur due to tree roots, water, settling, and other natural and man-made causes outside of PSSC's control. Upon completion of the project, PSSC is not liable for any related claims, losses, or damages. At least 30 minutes prior to the crew's scheduled departure, customer (or designee) agrees to have inspected and either accepted all repairs as completed or determined suitable adjustment(s) (if any) as may be required, such that the crew's departure will not be delayed. PSSC will not be held responsible for cracks or other defects in poured concrete that may exist due to materials or methods used by original installer.

The undersigned acknowledges the above explanation of our estimate of work as well as the exclusions set forth in this Proposal, that he/she is legally authorized to engage Precision Sidewalk Safety Corp to deliver designated work, has seen a sample – photo or actual – of the resulting repair, and agrees to notify or mediate affected property owners.

APPROVED BY	NAME	
	SIGNATURE	
	TITLE	
	PHONE	ALT. PHONE
BILLING INFO (All invoices sent electronically)	EMAIL	
	INVOICE TO NAME	
	ADDRESS	

Upon receipt of this signed acceptance of the details provided throughout this proposal, PSSC will schedule the requested repairs. Every effort will be made to accommodate the requested start date.

EIGHTH ORDER OF BUSINESS

COST-SHARE STATUS COVER SHEET

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

Proposal: Pond Maint. Addendum - Ponds 24 & 25 - RECDD II

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

   ■ Yes (Please proceed to question 2)

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

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge II CDD

Request: ☐ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)

☐ Addition of new improvements (Methodology Consultant and Engineer must sign)

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

Adding additional pond services for Ponds 24 & 25

(Solitude Lake)

Total Proposed Compensation: $7,116.00

Cost Share Calculation:

$2,579.91	Rivers Edge
$1,983.16	Rivers Edge II
$2,552.93	Rivers Edge III

Methodology Consultant Approval: ______________________

(Signature)

____

(Date)

If requesting addition of new improvements:

Engineer Approval: ______________________

(Signature)

____

(Date)

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

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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

____
By: ________________________________
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date:_______________________________

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

____
By: ________________________________
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _______________________________

RIVERS EDGE III CDD

____
By: ________________________________
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _______________________________

SŌLITUDE
LAKE MANAGEMENT

AMENDMENT TO ANNUAL SERVICES AGREEMENT

PROPERTY NAME: Rivers Edge II CDD
CUSTOMER NAME: Rivers Edge II CDD
SERVICE DESCRIPTION: **Adding Pond 24 and Pond 25 to the Annual Pond Maintenance plan**
EFFECTIVE DATE: **The 1st of the month following acceptance by the Customer**
SUBMITTED TO: Kevin McKendree
SUBMITTED BY: Brittany Hemery, Contract and Service Administrator

This Amendment to the Annual Services Agreement (the "Amendment") is dated as of this _11th_ day of August, 2026, by and between the Customer identified above ("Customer"), and SOLitude Lake Management, LLC ("SOLitude" or "Company"). By executing this Amendment, Customer and SOLitude agree to make certain amendments to the Annual Services Agreement executed between the parties on September 24, 2026 (the "Services Agreement") as further described herein.

1. SERVICES. SOLitude will provide the Services at the Customer's property as described in Schedule A attached hereto.

2. PAYMENT TERMS. The Amendment Price is **$7,116.00.** SOLitude shall invoice Customer **$593.00 per month** for the Services to be provided under this Amendment. **The price indicated in this Amendment shall be billed in addition to the regular monthly contract invoice amount.**

3. MISCELLANEOUS.

   a. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Services Agreement.
   b. The remainder of the Services Agreement shall be and remain in full force and effect and unmodified, except as the same is specifically modified or amended hereby. All covenants, terms, obligations and conditions of the Agreement which are not modified or amended herein are hereby ratified and confirmed.
   c. This Amendment may be executed in multiple counterparts by the parties, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.
   d. The parties acknowledge and agree that this Amendment may be executed or accepted using electronic or facsimile signatures, and that such a signature shall be legally binding to the same extent as a written cursive signature by a party's authorized representative.

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

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.	RIVERS EDGE II CDD
Signature: ______________________________	Signature: ______________________________
Name: __________________________	Name: __________________________
Title: ____________________________	Title: ____________________________
Date: _________________________	Date: __________________________

Please Remit All Payments to:

SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529

Customer's Address for Notice Purposes:

____

Please Mail All Notices and Agreements to:

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

SCHEDULE A - SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the ponds one time per week.

Monitoring:

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

Aquatic Weed Control:

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

Shoreline Weed Control:

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

Algae Control:

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

Trash Removal:

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

Service Reporting:

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

General Qualifications:

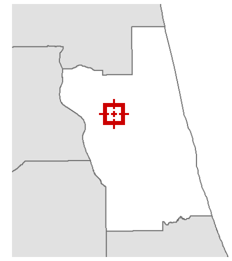
1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company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


Pond 24
Pond 25
Key Grass Ct
Mistflower Dr
Pigeon Cv
Pelton Pl
Pelton Pl
Longleaf Pine Pkwy
Longleaf Pine Pkwy
Keller Way
Juniper Hills Dr
Crafton Cir
Crafton Cir
Fly Line Dr
Downing Dr
Barton Creek Dr
Cordelle St
Avery Falls Dr
Harrow Cv
Juniper Hills Dr
Voysey Pl
Ladyslipper Dr
Harrow Cv
Brown Bear Run
Pinellas Way
Pinellas Way
Merchant Ave
Brown Bear Run
Purus Way
Brown Bear Run
Mission Dr
Brown Bear Run
Little Bear Run
Napo Way
Gan Way
Ren Way
Gan Way
State Road 13 N
Oakmoss Dr
Brown Bear Run
Slip Cv
River Oaks Dr
Village Glen Dr

ST. JOHNS COUNTY PROPERTY APPRAISER Eddie Creamer, CFA

St. Johns County, FL

Overview



Legend

Parcels

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible.
No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 8/4/2026
Last Data Uploaded: 8/4/2026 3:58:27 AM

Developed by SCHNEIDER GEOSPATIAL

NINTH ORDER OF BUSINESS

COST-SHARE STATUS COVER SHEET

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

Proposal: Landscape Maint. Services - Addendum (Springs) - RECDD III

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

   ■ Yes (Please proceed to question 2)

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

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge III CDD

Request: ☐ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)

☐ Addition of new improvements (Methodology Consultant and Engineer must sign)

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

Additional landscape and maintenance services for The Springs - Parcel 37, 2 - RECDD III

(Yellowstone Landscape)

Total Proposed Compensation: $ 43,200.00

Cost Share Calculation:

$15,662.16	Rivers Edge
$12,039.41	Rivers Edge II
$15,498.43	Rivers Edge III

Methodology Consultant Approval: ______________________

(Signature)

____

(Date)

<u>If requesting addition of new improvements:</u>

Engineer Approval: ______________________

(Signature)

____

(Date)

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

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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

____
By: __________________________________
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date:________________________________

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

____
By: __________________________________
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: ________________________________

RIVERS EDGE III CDD

____
By: __________________________________
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: ________________________________

INVESTMENT & AGREEMENT-The Springs Addendum

Proud partner of the JACKSONVILLE JAGUARS

Common Area - Core Maintenance Services	ANNUAL INVESTMENT
Mowing and Detailing-Common Grounds & 1 Additional Pond Includes Mowing, Edging, String Trimming, Shrub/Tree Pruning, Weeding, and Cleanup	$32,910.00
IPM Chemical and Fertilization-3 Acres of treatable Turf Includes Chemical and Fertilization Applications	$6,240.00
Irrigation Inspections-15 Additional Zones Includes Standard Irrigation Inspection and Reports	$2,550.00
Palm Pruning-35 Total Palms Prune Entry Palms (1 Time Per year)	$1,500.00
Annual Grand Total	**$43,200.00**

MONTHLY GRAND TOTAL	ANNUAL GRAND TOTAL
$3,600.00	**$43,200.00**

Key Terms & Conditions

Agreement Overview
This summary highlights important aspects of our service agreement. The complete terms and conditions are available in the appendix.

Our Commitment to You

- We provide all labor, materials, equipment, and supervision necessary for the services outlined in this proposal
- All work will be performed according to standard landscape maintenance practices by properly licensed personnel
- We maintain comprehensive insurance coverage including general liability, auto, and workers' compensation
- We stand behind our work with a 1 year warranty on workmanship and plant materials

Your Investment

- **Start Date:**
- **End Date:**
- Annual service fee: **$43,200.00** billed in equal monthly installments of **$3,600.00**
- Payment terms: Due upon receipt of monthly invoice
- Contract term: Initial **12 Month** period with automatic renewal unless terminated.

Additional Services

- Services beyond the scope of this agreement require written approval
- Emergency services available with 24-hour response capability
- Irrigation repairs are provided at additional cost

Service Assurance

- Regular property inspections with written documentation
- Responsive communication with your dedicated Account Manager
- Environmental compliance with all applicable regulations
- Guarantee to correct any service deficiencies promptly

Service Frequency OVERVIEW

Rivers Edge CDD III - The Springs Addendum

Managing the needs of your unique landscape requires planning, timing, and execution with an emphasis on the details. Our experience and resources help us ensure the health and sustainability of your living investment.

The following table summarizes our planned visits for completing each of the services performed on your property throughout each year.

Service Category	Frequency
Maintenance Visits	Weekly: April 1st - October 31st Biweekly: November 1st - March 31st
Detail	12 - Property sectioned off so that all areas are covered 1x Per Month
IPM - Fertilization and Pest Control	Irrigated Turf: 6 and spot treatments as needed Shrubs, Trees, Palms: 2 and spot treatments as needed
Irrigation Inspections	12(Includes Irrigation Head Replacement
Tree Pruning	Up to 10ft above grade - above 10ft will be proposed
Mulch	Per Request
Annual Flowers	N/A
Palm Pruning	1

ELEVENTH ORDER OF BUSINESS

100 MEN WHO CARE • ST. JOHNS

TOGETHER, WE CAN MAKE BIG IMPACTS FOR YEARS TO COME.

We are blessed—let's share our blessings and make a difference for people in our community who can use our help.

ONE HOUR, FOUR TIMES A YEAR

A small time investment with a huge impact.

$100 PER QUARTER

A simple financial commitment that multiplies our impact together.

LOCAL IMPACT. LASTING CHANGE.

We connect, vote, and give to local nonprofits making a real difference.

Let's bless others together.

JOIN TODAY!

Visit:

100MENSTJOHNS.ORG

Learn more about our mission, upcoming meetings, and how we're making an impact together.

STAY CONNECTED

FACEBOOK GROUP

Join our private group for updates, meeting information, and nonprofit nominations.

facebook.com/groups/100mwcsj

WEBSITE

Learn more about our mission, meetings, and how we make an impact together.

100menstjohns.org

100 MEN. $100. BIG IMPACT. TOGETHER.

100MENSTJOHNS.ORG

FOURTEENTH ORDER OF BUSINESS

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE FOR A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES, RATES, FEES AND CHARGES OF THE DISTRICT, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District's Board of Supervisors ("**Board**") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes,* and to authorize user charges, rates and fees; and

WHEREAS, the Board finds it is in the District's best interests to set a public hearing to adopt the rules, rates, fees and charges set forth in **Exhibit A** and the revised access policies at **Exhibit B**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A public hearing will be held to consider and adopt the rules, rates, fees and charges of the District set forth in **Exhibit A** and **Exhibit B** on **November 18, 2026, at 9:00 a.m. at the River House located at 156 Landing Street, St. Johns, Florida 32259 .**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 16th day of September 2026.

ATTEST:

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary

____
Chairperson, Board of Supervisors

Exhibit A: Proposed Revised Fee Schedule
Exhibit B: Proposed Revisions to Access Policies

<u>Exhibit A</u>
Proposed Revised Fee Schedule

Rate	Current	Proposed
Annual Non-Resident User Fee	$4,000	No Change
Replacement Facility Access Cards	$25	No Change
Additional Guest passes	$50 for 12 passes	
Annual Club Fee (includes registration and up to one free rental a week, subject to availability)	$150 *Clubs with fewer than 15 participants per month will be exempt from the Annual Club Fee.*	No Change
Facility Rentals		
Rental Deposit (all rentals)	$250	**$500**
Hourly Event Staffing	$20-$40/hr, per attendant	No Change
River House (Inside + Lawn)	$150	**$300**
Palm Court and Cabana (adjacent to River House)	$100	**Not available as a rental. Combined with River House.**
Soccer Field	Half Field: $50 Whole Field: $100	No Change
Pool Cabana (available only when Amenity Center Staff is on duty)	$100	No Change
Group Fitness Room	$50	No Change
Community Garden		
Standard Plot	$50-200/year	No Change (currently set at $75)
Small Plot	$50-200/year	No Change (currently set at $125)
Easement Variance Requests		
Initial Application Fee	$250	No Change
Additional Fee if approved	$150	No Change

Exhibit B
Proposed Revisions to Access Policies

**Note proposed changes are intended to facilitate consistency with Rivers Edge II and Rivers Edge III policies.*

[changes begin on following page]

USER FEE STRUCTURE

(1) ***Annual User Fee.*** The annual user fee for persons not owning property within the Rivers Edge Community Development District ("District") District, the Rivers Edge II Community Development District, or the Rivers Edge III Community Development District is **$4000.00.**

(2) ***Access Cards.*** A maximum of three Facility Access Cards will be issued to each Patron Household. There is a **$25.00** charge to replace lost or stolen cards.

~~*(3)* Each Patron Household is issued twelve (12) Guest passes annually for no charge. Privileges included with a guest pass include the use of the Amenities in accordance with these policies. There is no charge for children 3-years-old and under brought as Guests, and they do not count against guest passes. Once the passes are used, one additional twelve (12) Guest pass may be purchased, pursuant to these policies for $50. Except as otherwise provided for herein, each Patron Household may bring a maximum of four (4) Guests to the Amenities at any one visit, provided however that Guests must be accompanied by a Patron who is at least eighteen years of age when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place a four Guest limitation per visit on the total number of Guests that a Patron may bring on behalf of that Patron's particular Household – e.g., a Patron Household consisting of four people cannot bring up to four Guests each for a total of sixteen Guests, but instead can only bring a total of four Guests per visit on behalf of the entire Household. Guests shall be subject to all Rules as the Board may adopt from time to time. To better manage use of the facilities, the District Operations Manager in his or her discretion may require Patrons and Guests to "sign-in" prior to accessing the Amenities and/or to wear District-issued bracelets or other identification at the Amenities in order to better identify authorized users of the Amenities.~~

Commented [LG1]: Moved to next section. Otherwise unchanged.

(4~~3~~) ***Single Patron Guest Pass Policy***. If there is a Single Patron, defined as a single person that owns real property within the District and does not have a second individual residing with said single person, then one of the three Facility Access Cards provided to each Household as provided for in the District's Policies Regarding District Amenity Facilities ("Policies") may be issued to such Single Patron for use as a yearly single person "Guest Pass."

1. A Guest Pass Affidavit must be signed by the Patron upon issuance of the Guest Pass, certifying said Patron meets the definition of Single Patron.
2. The Guest Pass may only be used by an individual age 18 years or older.
3. The Guest Pass user must be accompanied by the Single Patron at all times.
4. Each Guest Pass user is explicitly subject to the Policies.
5. The Guest Pass will not count towards the guest pass allowance provided for in the Policies.

(4) ***Guests.*** All Guests must be accompanied by a Patron (as defined below) at all times. Guest usage shall be governed by the provisions set forth under "Access" below.

ACCESS

Only Patrons and Guests have the right to use the Amenities, provided however that community programming events (described later) may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements.

1. ***Residents.*** A Resident, by paying the annual assessment applicable to Residents, is provided the right to use the Amenities. Such payment must be made in accordance with the District's annual assessment collection resolution and typically will be included on the Resident's property tax bill. Payment of this assessment entitles the Resident to use the Amenities for one full fiscal year of the District, which year begins October 1 and ends September 30. Patrons of Rivers Edge II Community Development District and Rivers Edge III Community Development District shall have the same privileges as District Residents.

2. ***Non-Residents.*** A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application.

3. ***Renter's Privileges.*** Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities.

   (1) A Renter who is designated as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident. A Renter will be required to provide proof of residency (minimum 12-month lease agreement, and complete a landlord-tenant agreement form) and pay any applicable fee before he or she receives an Access Card.

   (2) During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.

   (3) Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.

   (4) Renters shall be subject to all Amenities Rules as the Board may adopt from time to time.

4. ***Guests.*** Each Patron Household is issued twelve (12) Guest passes annually for no

Commented [LG2]: This language (introductory paragraph and sections 1, 2, and 3) has been added to match RE2 and RE3 policies.

charge. Privileges included with a guest pass include the use of the Amenities in accordance with these policies. There is no charge for children 3-years-old and under brought as Guests, and they do not count against guest passes. Once the passes are used, one additional twelve (12) Guest pass may be purchased, pursuant to these policies for **$50.** Except as otherwise provided for herein, each Patron Household may bring a maximum of four (4) Guests to the Amenities at any one visit, provided however that Guests must be accompanied by a Patron who is at least eighteen years of age when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place a four (4) Guest limitation per visit on the total number of Guests that a Patron may bring on behalf of that Patron's particular Household – e.g., a Patron Household consisting of four (4) people cannot bring up to four (4) Guests each for a total of sixteen (16) Guests, but instead can only bring a total of four (4) Guests per visit on behalf of the entire Household. Guests shall be subject to all Rules as the Board may adopt from time to time. To better manage use of the facilities, the District Operations Manager in his or her discretion may require Patrons and Guests to "sign-in" prior to accessing the Amenities and/or to wear District-issued bracelets or other identification at the Amenities in order to better identify authorized users of the Amenities.

5. ~~*(5) Caregivers Policy.*~~ ***Registration / Disclaimer.*** In order to use the Amenities, each Patron and all members of a Patron's Household shall register with the District at the Amenity Offices by executing a New Patron/Guest Information Form, and by executing the Consent and Waiver Agreement, copies of which are attached hereto. Additionally, each Patron is responsible for ensuring that each of the Patron's Guests executes a Consent and Waiver Agreement prior to using the Amenities. **All persons using the Amenities do so at their own risk and agree to abide by the rules and policies for the use of the Amenities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their Guests.**

Commented [LG3]: Sections 4 and 5 were moved from other sections but are otherwise unchanged.

6. ***Access Cards.*** All Patron Households will be issued up to three (3) Access Cards. Access Cards will give Patrons entry to the District's Amenities during the regular operating hours of the Amenities.

Each Patron Household will receive one Access Card upon registration with the District. Each Patron Household may obtain up to two (2) additional Access Cards for any member of a Patron's Household who is sixteen (16) years of age or older. Caregivers may obtain an Access Card in accordance with the Caregivers Policy herein.

Patrons must present their access cards upon entering the River House. This Access

Card system protects you and the Amenities from non-Patron entry. Unless otherwise stated herein, under no circumstance should a Patron provide their Access Card to a non-Patron to allow a non-Patron to use the Amenities.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenities Rules. All lost or stolen cards need to be reported immediately to the District. Fees apply to replace any lost or stolen cards.

Commented [LG4]: Section 6 has been added to match RE2 and RE3 Policies.

CAREGIVERS POLICY

The District allows caregivers to accompany minors or infirm Patrons using the Amenities, provided that the following requirements are met:

1. The caregiver, who is considered a Guest for purposes of the Amenities Rules, does not count toward the limitations on the number of Guests set forth above.

2. The caregiver must be eighteen (18) years of age or older and must accompany a Patron or a member of the Patron's Household who is otherwise authorized to use the Amenities.

3. The Patron employing the caregiver must make a written request to authorize the caregiver to accompany the Patron's Household member requiring care.

4. The Patron employing the caregiver is responsible for any violations, damage, etc. caused by the caregiver.

5. The caregiver will use an Access Card with limited access in order to access the Amenities and must execute a Consent and Waiver Agreement.

6. The caregiver's use of the Amenities will expire after one year, but may be renewed annually by request of the Patron.

~~(6) ***Registration / Disclaimer.*** In order to use the Amenities, each Patron and all members of a Patron's Household shall register with the District at the Amenity Offices by executing a New Patron/Guest Information Form, and by executing the Consent and Waiver Agreement, copies of which are attached hereto. Additionally, each Patron is responsible for ensuring that each of the Patron's Guests executes a Consent and Waiver Agreement prior to using the Amenities. **All persons using the Amenities do so at their own risk and agree to abide by the rules and policies for the use of the Amenities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their Guests.**~~

~~(6) All Guests must be accompanied by a Patron (as defined below) at all times.~~

FIFTEENTH ORDER OF BUSINESS

KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors; District Staff

From: Kilinski | Van Wyk PLLC

Date: September 1, 2026

Re: Updated Provisions of the District's Rules of Procedure

Please find attached to this memorandum an updated version of the previously adopted Rules of Procedure ("Rules"). Revisions were made to maintain consistency between the Rules and current Florida law, including statutory changes adopted in recent Legislative Sessions, as well as to facilitate greater efficiency in the operation of the District. An explanation of each material change to the Rules is provided below. Minor formatting or proofreading changes are not summarized. Should you have any questions regarding the revisions to the Rules, please do not hesitate to contact your KVW attorney.

Business Hours

Language was added to Rules 1.0(3) and 3.11(1)(d) to clarify that the normal business hours of the District are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.

Public Meetings, Hearings, and Workshops

Language was added to Rule 1.3(1) to state that publication of the annual meeting notice satisfies the requirement to give at least seven days' notice of each Board meeting.

Language was added to Rule 1.3(1)(d) to provide an earlier deadline for individuals to request accommodations for meeting participation. An individual requiring special accommodations to participate in the meeting, hearing, or workshop must contact the office of the District Manager at least three (3) business days prior to the scheduled meeting, hearing, or workshop.

Language was added to Rule 1.3(3) to provide examples of what may constitute "good cause" to amend a meeting agenda.

Language was added to Rule 1.3(6) to require that the notice for an emergency meeting include the specific reasons for the emergency meeting.

Notice of Rule Development

Rule 2.0(2) was revised to reflect the recent legislative change requiring the Notice of Rule Development to be published at least seven (7) days prior to the notice of rulemaking and thirty-five (35) days prior to the public hearing on the proposed rule. Rule 2.0(2) was also revised to require the Notice of Rule Development to include the following: (1) the grant of rulemaking authority for the proposed rule and the law being implemented; and (2) the proposed rule number.

Notices of Rulemaking

Rule 2.0(3) was also revised to reflect the recent legislative changes requiring the Notice of Rulemaking to include the following: (1) the proposed rule number; (2) the name, email address, and telephone number of the staff member who may be contacted regarding the intended action; and (3) the website where the statement of estimated regulatory costs may be viewed in its entirety, if applicable.

Rule 2.0(3) was further revised to require any material proposed to be incorporated by reference be available for inspection and copying by the public at the time of publication of the Notice of Rulemaking and to permit the Notice of Rulemaking to be delivered electronically to all persons named in the proposed rule or who have requested advance notice of rulemaking.

Petitions to Initiate Rulemaking

Rule 2.0(5) was revised to require the District's Board of Supervisors to initiate rulemaking proceedings within thirty (30) calendar days of receiving a petition to initiate rulemaking proceedings, in accordance with Florida Statutes.

Emergency Rule Adoption

Rule 2.0(8) was amended to permit the District's Board of Supervisors to adopt an emergency rule if it is necessitated by immediate danger to the public health, safety, or welfare, or if the Legislature authorizes the Board of Supervisors to adopt emergency rules. Notice of the emergency rules must include the Board of Supervisors' findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.

Rule Variances

Rule 2.0(12)(a) was amended to include safety-related concerns as an example of a "substantial hardship" which could justify a rule variance.

Competitive Purchases

Rule 3.0(3) was revised to incorporate the recent legislative change that prohibits the District from penalizing a bidder for performing a larger volume of construction work for the District or rewarding a bidder for performing a smaller volume of construction work for the District on a public works project as defined in Section 255.0992, *Florida Statutes.* A public works project is defined as "an activity that is paid for with any local or state-appropriated funds and that consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof owned in whole or in part by any political subdivision." A public works project does not include the provision of goods, services, or work incidental to the public works project, such as security services, janitorial services, landscape services, maintenance services, or any other services that do not require a construction contracting license or involve supplying or carrying construction materials for a public works project.

Auditor Selection Committee Notices

Rule 3.2(6) was revised to require seven (7) days' notice of Auditor Selection Committee meetings, in accordance with Florida Law regarding meeting notices.

Purchase of Insurance

Rule 3.3(2)(g) was amended to remove "geographic location" from the list of evaluation criteria for the purchase of insurance.

Prequalification of Contractors

Rules 3.4(3) and (4) were amended to provide additional procedures for suspension, revocation, or denial of qualifications and reapplication and reinstatement.

Construction Contract Bids

Rule 3.5(2)(e) was amended to clarify that mistakes in arithmetic extension of pricing may be corrected by the Board provided such corrections do not result in a material change to the bid amount or create an unfair advantage.

Emergency Construction Service Purchases

Rule 3.5(5) was amended to clarify the circumstances under which the District may undertake an emergency purchase of construction services.

Bid Protests

Rules 3.11(4) and (5) were amended to provide additional details regarding the required procedures for bid protests.

Facsimile Notices, Generally

Changes were made throughout the Rules to remove facsimile as a method of notice and to add electronic mail as an acceptable method of notice where permitted by law.

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RESTATED RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Rivers Edge Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District (the "Board") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the Board previously adopted *Rules of Procedure* to govern the operation and administration of the District and now wishes to set a public hearing to consider amendments thereto.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A Public Hearing will be held to adopt the District's Amended and Restated Rules of Procedure on **November 18, 2026, at 9:00 a.m., at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 16th day of September 2026.

ATTEST:	**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Proposed Amended and Restated Rules of Procedure

RULES OF PROCEDURE
RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

EFFECTIVE AS OF [DATE]

TABLE OF CONTENTS

Rule 1.0 General.

(1) The Rivers Edge Community Development District ("District") was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules ("Rules") is to describe the general operations of the District.

(2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.

(3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours, which are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.

(4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

(1) Board of Supervisors. The Board of Supervisors of the District ("Board") shall consist of five (5) members. Members of the Board ("Supervisors") appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.

(a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.

(b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.

(c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.

(d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.

(2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.

(a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District's behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("District Manager") or District Counsel, in whole or in part.

(b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.

(c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.

(f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

(g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.

(3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation. Florida Open Meetings Laws apply to such Committees.

(4) Record Book. The Board shall keep a permanent record book entitled "Record of Proceedings," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.

(5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation in the county in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and Committees serving an advisory function shall be open to the public in accordance with the provisions of Chapter 286 of the Florida Statutes.

(6) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, "voting conflict of interest" shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member's special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.

(a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The Board member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

(b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.

(c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.

(d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.3143, 190.006, 190.007, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

(1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:

(a) Agenda packages for prior twenty-four (24) months and next meeting;

(b) Official minutes of meetings, including adopted resolutions of the Board;

(c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;

(d) Adopted engineer's reports;

(e) Adopted assessment methodologies/reports;

(f) Adopted disclosure of public financing;

(g) Limited Offering Memorandum for each financing undertaken by the District;

(h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;

(i) District policies and rules;

(j) Fiscal year end audits; and

(k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

(2) Public Records. District public records include, but are not limited to, all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules

is appointed as the District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

(3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.

(4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of $0.15 per page for one-sided copies and $0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar ($1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature and~~or~~ volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "extensive" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars ($25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

(5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.

(6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.

(7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("Coordinator") for the District as required by the Florida Commission on Ethics ("Commission"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to thei~~his or he~~r affiliation with the District ("Reporting Individual"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

(1) Notice. Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located. "General circulation" means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week, and shall satisfy the requirement to give at least seven (7) days' public notice stated herein. Each Notice shall state, as applicable:

(a) The date, time and place of the meeting, hearing or workshop;

(b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;

(c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and

(d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least ~~forty-eight (48) hours~~three (3) business days before the meeting/hearing/workshop by contacting the District Manager at ________________. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."

(e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based."

(f) The following or substantially similar language: "The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record."

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District's website at least seven (7) days before each meeting, hearing, or workshop.

(2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.

(3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any confidential and any confidential and exempt information, shall be available to the public at least seven days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval ("Meeting Materials"). Inclusion of additional materials for Board consideration other than those defined herein as "meeting materials" shall not convert such materials into Meeting Materials. For good cause, which includes but is not limited to emergency situations, time-sensitive matters, or newly discovered information essential for Board consideration, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format, or similar format, in preparing its agenda for its regular meetings:

Call to order
Roll call
Public comment
Organizational matters
Review of minutes
Specific items of old business
Specific items of new business
Staff reports
- (a) District Counsel
- (b) District Engineer
- (c) District Manager
  1. Financial Report

2. Approval of Expenditures
Supervisor's requests and comments
Public comment
Adjournment

(4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.

(5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.

(6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, including the specific reasons for the emergency meeting. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation in the District. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.

(7) Public Comment. The Board shall set aside a three (3) minutes per person, unless extended or reduced by the Chairperson based on the number of speakers and meeting agenda and other reasonable factorsreasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.

(8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the

funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

(9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.

(10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist. Extraordinary circumstances may include, but are not limited to, illness, family emergencies, or other significant schedule conflicts which prevent in-person meeting attendance.

(11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, an opportunity for final board discussion and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.

(12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:

(a) The Board identifies on the record at the original meeting a reasonable need for a continuance;

(b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and

(c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.

(13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

(14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, *Florida Statutes*, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

(1) Internal Controls. The District shall establish and maintain internal controls designed to:

(a) Prevent and detect "fraud," "waste" and "abuse" as those terms are defined in section 11.45(1), *Florida Statutes*; and
(b) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
(c) Support economical and efficient operations; and
(d) Ensure reliability of financial records and reports; and
(e) Safeguard assets.

(2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

(1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District. A "rule" is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District ("Rule"). Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.

(2) Notice of Rule Development.

(a) Except when the intended action is the repeal of a Rule, the District shall provide notice of the development of a proposed rule by publication of a Notice of Rule Development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published ~~at least~~ ~~twenty-nine (29)~~ at least seven (7) days before the notice of rulemaking described in Section 2.0(3), infra., and at least thirty-five (35) days prior to the public hearing on the proposed rule. The Notice of Rule Development shall indicate the subject area to be addressed by rule development, provide a short, plain explanation of the purpose and effect of the proposed rule, cite the ~~specific legal authority for the proposed rule~~ grant of rulemaking authority for the proposed rule and law being implemented, include the proposed rule number, and include a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft, if available.

(b) All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes.

(3) Notice of Proceedings and Proposed Rules.

(a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, ~~setting forth~~including: a short, plain explanation of the purpose and effect of the proposed action, the proposed rule number (if applicable), a reference to the specific rulemaking authority pursuant to which the rule is adopted, ~~and~~ a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific, and the name, e-mail address, and telephone number of the staff member who may be contacted regarding the intended action. The notice shall include a summary of the District's statement of ~~the~~ estimated regulatory costs and the website address where the complete statement of estimated regulatory costs may be viewed, if such a statement has been prepared pursuant to~~n its entirety, if one has been prepared, based on the factors set forth in~~ Section 120.541(2)~~, of the~~ *Florida Statutes*, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice. The notice shall additionally include a statement that any affected person may request a public hearing by submitting a written request within twenty-one (21) days after the date of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a reference to both the date on which and the place where the Notice of Rule Development required by section (2) of this Rule appeared.

(b) The notice shall be published in a newspaper of general circulation in the District and each county in which the District is located not less than twenty-eight (28) days prior to the intended action. The proposed rule and any material proposed to be incorporated by reference shall be available for inspection and copying by the public at the time of the publication of notice.

(c) The notice shall be mailed~~, or~~ delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to ~~such mailing~~ publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend, or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing.

(4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the Chairperson must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.

(5) Petitions to Initiate Rulemaking. All Petitions to Initiate Rulemaking proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. Not later than ~~sixty (60)~~thirty (30) calendar days following the date of filing a petition, the Board shall initiate rulemaking proceedings or deny the petition with a written statement of its reasons for the denial. If the petition is directed to an existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and to consider whether the public interest is served adequately by the application of the policy on a case-by-

case basis, as contrasted with its formal adoption as a rule. However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.

(6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:

(a) The text of the proposed rule, or any amendment or repeal of any existing rules;

(b) A detailed written statement of the facts and circumstances justifying the proposed rule;

(c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and

(d) The published notice.

(7) Hearing. The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the notice described in section (3) of this Rule, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

(8) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that it is necessitated by immediate danger to the public health, safety, or welfare ~~exists~~ which requires immediate action, or if the Legislature authorizes the Board to adopt emergency rules. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of the emergency rules together with the Board's findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority –shall be published as soon as possible in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule provided that such procedure~~as long as it~~ protects the public interest and complies with applicable law and~~s determined by the District and otherwise complies with~~ these provisions.

(9) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation in the county in which the District is located.

(10) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record. The record shall include, if applicable:

(a) The texts of the proposed rule and the adopted rule;

(b) All notices given for a proposed rule;

(c) Any statement of estimated regulatory costs for the rule;

(d) A written summary of hearings, if any, on the proposed rule;

(e) All written comments received by the District and responses to those written comments; and

(f) All notices and findings pertaining to an emergency rule.

(11) Petitions to Challenge Existing Rules.

(a) Any person substantially affected by a rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.

(b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a rule is substantially affected by it.

(c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other qualified person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.

(d) Within thirty (30) days after the hearing, the hearing officer shall render a decision and state the reasons therefor in writing.

(e) Hearings held under this section shall be de novo in nature. The petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. The hearing officer may:

(i) Administer oaths and affirmations;

(ii) Rule upon offers of proof and receive relevant evidence;

(iii) Regulate the course of the hearing, including any pre-hearing matters;

(iv) Enter orders; and

(v) Make or receive offers of settlement, stipulation, and adjustment.

(f) The petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

(12) Variances and Waivers. A "variance" means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A "waiver" means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:

(a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "substantial hardship" means a demonstrated economic, technological, legal, safety-related, or other significant~~or other~~ type of hardship to the person requesting the variance or waiver. For purposes of this section, "principles of fairness" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.

(b) A person who is subject to regulation by a District Rule may file a petition with the District, requesting a variance or waiver from the District's Rule. Each petition shall specify:

(i) The rule from which a variance or waiver is requested;

(ii) The type of action requested;

(iii) The specific facts that would justify a waiver or variance for the petitioner; and

(iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.

(c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by Rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.

(d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action.

(13) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.
Law Implemented: §§ 120.54, 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

(1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.

(3) Definitions.

(a) "Competitive Solicitation" means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.

(b) "Continuing Contract" means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars ($2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars ($200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.

(c) "Contractual Service" means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.

(d) "Design-Build Contract" means a single contract with a Design-Build Firm for the design and construction of a public construction project.

(e) “Design-Build Firm” means a partnership, corporation or other legal entity that:

(i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or

(ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.

(f) “Design Criteria Package” means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.

(g) “Design Criteria Professional” means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.

(h) “Emergency Purchase” means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

(i) "Invitation to Bid" is a written or electronically posted solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.

(j) "Invitation to Negotiate" means a written or electronically posted solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.

(k) "Negotiate" means to conduct legitimate, arm's length discussions and conferences to reach an agreement on a term or price.

(l) "Professional Services" means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.

(m) "Proposal (or Reply or Response) Most Advantageous to the District" means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:

  (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;

  (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and

  (iii) For a cost to the District deemed by the Board to be reasonable.

(n) "Purchase" means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.

(o) "Request for Proposals" or "RFP" is a written or electronically posted solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

(p) "Responsive and Responsible Bidder" means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. "Responsive and Responsible Vendor" means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:

(i) The ability and adequacy of the professional personnel employed by the entity/individual;

(ii) The past performance of the entity/individual for the District and in other professional employment;

(iii) The willingness of the entity/individual to meet time and budget requirements;

(iv) The geographic location of the entity's/individual's headquarters or office in relation to the project;

(v) The recent, current, and projected workloads of the entity/individual;

(vi) The volume of work previously awarded to the entity/individual, provided that for a public works project as defined in Section 255.0992, *Florida Statutes*, the District may not penalize a bidder for performing a larger volume of construction work for the District or reward a bidder for performing a smaller volume of construction work for the District;

(vii) Whether the cost components of the bid or proposal are appropriately balanced; and

(viii) Whether the entity/individual is a certified minority business enterprise as defined in Section 287.0943, *Florida Statutes*.

(q) "Responsive Bid," "Responsive Proposal," "Responsive Reply," and "Responsive Response" all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0992, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

(1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "Project" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

(2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:

(a) Hold all required applicable state professional licenses in good standing;

(b) Hold all required applicable federal licenses in good standing, if any;

(c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and

(d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

(3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has the right to reject any and all

qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

(a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:

(i) The ability and adequacy of the professional personnel employed by each consultant;

(ii) Whether a consultant is a certified minority business enterprise;

(iii) Each consultant’s past performance;

(iv) The willingness of each consultant to meet time and budget requirements;

(v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;

(vi) The recent, current, and projected workloads of each consultant; and

(vii) The volume of work previously awarded to each consultant by the District.

(b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.

(c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all consultants by United States Mail, hand delivery, ~~email~~electronic mail, ~~facsimile,~~ or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

(a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.

(b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."

(c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.

(d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.

(8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

(1) Definitions.

(a) "Auditing Services" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

(b) "Committee" means the auditor selection committee appointed by the Board as described in section (2) of this Rule.

(2) Establishment of Auditor Selection Committee. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee ("Committee"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

(3) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

(a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and

(iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

(b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:

(i) Ability of personnel;

(ii) Experience;

(iii) Ability to furnish the required services; and

(iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

(4) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (3) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation in the District and the county in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.

(5) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals ("RFP"). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and

place for submitting proposals.

(6) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed at least seven (7) days~~for a reasonable time~~ in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (3)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.

(7) Board Selection of Auditor.

(a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.

(c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.

(d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

(8) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:

(a) A provision specifying the services to be provided and fees or other compensation for such services;

(b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;

(c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;

(d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.

(e) Provisions required by law that require the auditor to comply with public records laws.

(9) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by United States Mail, hand delivery, electronic mail, ~~facsimile,~~ or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

(1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.

(2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:

(a) The Board shall cause to be prepared a Notice of Invitation to Bid.

(b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least fourteen (14) days for submittal of bids.

(c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.

(d) Bids shall be opened at the time and place noted in the Invitation to Bid.

(e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.

(f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.

(g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, relevant business presence and capability to service~~the geographic location of the company's headquarters and offices in relation to~~ the District's needs, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

(h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

(1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:

(a) The Board shall cause to be prepared a Request for Qualifications.

(b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed prequalification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.

(c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars ($250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars ($250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars ($500,000).

(d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery,~~ or facsimile,~~ to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.

(e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

(g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.

(h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.

(i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.

(j) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(3) Suspension, Revocation, or Denial of Qualification

(a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:

i. One of the circumstances specified under Section 337.16(2), *Florida Statutes*, has occurred.

ii. Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.

iii. The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.

iv. The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.

v. The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

vi. The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.

vii. The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.

viii. The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.

ix. The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.

x. The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.

xi. An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.

xii. The vendor or affiliate(s) has been convicted of a contract crime.

1. The term "contract crime" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.

2. The term "convicted" or "conviction" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

xiii. Any other circumstance constituting "good cause" under Section 337.16(2), *Florida Statutes*, exists.

(b) The pre-qualified status of a contractor found delinquent under Section 337.16(1), *Florida Statutes*, shall be denied, suspended, or revoked. A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.

(c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within ten (10) days after the receipt of the notice of intent, the hearing shall be held within thirty (30) days after receipt by the District of the request for the hearing. The decision shall be issued in writing within fifteen (15) business days after the hearing.

(d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.

(e) If a contractor's pre-qualified status is revoked, suspended, or denied and the contractor receives an additional period of revocation, suspension, or denial of its pre-qualified status, the time periods will run consecutively.

(f) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

i. Impacts on project schedule, cost, or quality of work;

ii. Unsafe conditions allowed to exist;

iii. Complaints from the public;

iv. Delay or interference with the bidding process;

v. The potential for repetition;

vi. Integrity of the public contracting process;

vii. Effect on the health, safety, and welfare of the public.

(g) The District shall deny or revoke the pre-qualified status of any contractor and its affiliates for a period of 36 months when it is determined by the District that the contractor has, subsequent to January 1, 1978, been convicted of a contract crime within the jurisdiction of any state or federal court. Any such contractor shall not act as a prime contractor, material supplier, subcontractor, or consultant on any District contract or project during the period of denial or revocation.

(4) Reapplication and Reinstatement

(a) A contractor whose qualification to bid has been revoked or denied because of contract crime may, at any time after revocation or denial, file a petition for reapplication or reinstatement. However, a contractor may not petition for reapplication or reinstatement for a period of 24 months after revocation or denial for a subsequent conviction occurring within 10 years of a previous denial or revocation for contract crime.

(b) If the petition for reapplication or reinstatement is denied, the contractor cannot petition for a subsequent hearing for a period of nine months following the date of the final order of revocation or denial.

(c) If the petition for reapplication or reinstatement is granted, the contractor must file a current Application for Qualification with the Contracts Administration Office. Reinstatement shall not be effective until issuance of a Certificate of Qualification.

(5) Emergency Suspension and Revocation

(a) The District may summarily issue an emergency suspension of a contractor's qualification to bid if it finds that imminent danger exists to the public health, safety, or welfare.

(b) The written notice of emergency suspension shall state the specific facts and reasons for finding an imminent danger to the public health, safety, or welfare exists.

(c) The District, within 10 days of the emergency suspension, shall initiate formal suspension or revocation proceedings in compliance with Rule 3.4(3), except the 10-day notice requirement shall not be construed to prevent a hearing at the earliest time practicable upon request of the aggrieved party.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.; §§ 14-22.012, 14-22.0121, 14-22.014, Fla. Admin. Code.

Rule 3.5 Construction Contracts, Not Design-Build.

(1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation in the District and in the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by United States Mail, electronic mail, hand delivery, ~~facsimile,~~ or overnight delivery service.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, ~~or facsimile,~~ to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of competent jurisdiction of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past five (5) years shall be deem~~may be consider~~ed ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board, provided such corrections do not result in a material change to the bid amount or create an unfair advantage. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.

(i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all contractors by United States Mail, electronic mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District’s purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.

(3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules~~.~~ only when there exists an immediate and serious need for construction services that cannot be met through normal procurement methods and the lack of such services would seriously threaten: (i) the District's ability to perform essential services; (ii) the preservation or protection of property or improvements; or (iii) the health, safety, or welfare of any person. The fact that an Emergency Purchase has occurred or is necessary, along with a detailed description of the basis for the emergency determination, shall be noted in the minutes of the next Board Meeting.

(6) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

(1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:

(2) Procedure.

(a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.

(b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.

(c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.

(i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.

(ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.

2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, ~~or facsimile,~~ to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:

   a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;

   b. Hold all required applicable federal licenses in good standing, if any;

   c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;

d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past five (5) years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.

5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.

6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District,

which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.

7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all consultants by United States Mail, hand delivery, ~~facsimile,~~ electronic mail, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.

9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.

10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.

(3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.

(5) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

(1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

(2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of $200,000, the Board should require that the contractor, before commencing the work, execute and record a payment and performance bond in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

(3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding $200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

(1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of "goods, supplies, and materials" do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, ~~or facsimile,~~ to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five percent (5%). If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

(3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.

(4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.

(5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

(1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, ~~or facsimile,~~ to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, ~~facsimile~~, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.

(3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.

(5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.
Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

(1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

(2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

(a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

(b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

(c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

(d) The District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours, which are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.

(2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.

(3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via certified ma~~facsim~~il~~e~~, hand delivery, or email with delivery confirmation~~United States Mail, or hand delivery~~ to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.

(4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other qualified person as a hearing officer to conduct the hearing. The hearing officer may:

(a) Administer oaths and affirmations;

(b) Rule upon offers of proof and receive relevant evidence;

(c) Regulate the course of the hearing, including any pre-hearing matters;

(d) Enter orders; and

(e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) calendar days from receipt of the recommended order~~days~~ in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

(5) Intervenors. Other substantially affected persons may join the proceedings as intervenors by filing a motion to intervene within 10 calendar days of the initial protest filing, on~~on appropriate~~ terms that~~which~~ shall not unduly delay the proceedings.

(6) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.

(7) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective [DATE], except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

SIXTEENTH ORDER OF BUSINESS

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, on November 3, 2026, two (2) members of the Board of Supervisors (the "Board") are to be elected by the "Qualified Electors" of the District, as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the St. Johns County Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for the available seat designated as "Seat 4"; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare Seat 4 vacant, effective the second Tuesday following the general election, and a Qualified Elector is to be appointed to such seat within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring Seat 4 as vacant.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following seat is hereby declared vacant effective as of November 17, 2026: Seat 4 (currently held by Ahmed McIntyre).

SECTION 2. Until such time as the Board appoints a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Supervisor for Seat 4 shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 16th day of September 2026.

ATTEST:	**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**
___________________________	___________________________
Print Name:____________________	□Chairperson/ □Vice Chairperson