Rivers Edge
Community Development District

October 21, 2026

AGENDA

Rivers Edge
Community Development District
www.RiversEdgeCDD.com

October 14, 2026

Board of Supervisors
Rivers Edge Community Development District

Dear Board Members:

The Rivers Edge Community Development District Board of Supervisors Meeting is scheduled for **Wednesday, October 21, 2026, at 9:00 a.m. at the River Club Amenity Center, 160 Riverglade Run, St. Johns, Florida 32259**.
Following is the agenda for the meeting:

I. Roll Call

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

III. Approval of the Consent Agenda
   A. Minutes of the September 16, 2026 Meeting

   B. Financial Statements as of August 31, 2026

   C. Check Register

   D. Ratification of Pond Conveyance Funding Request No. 1

IV. Staff Reports
   A. Landscape Maintenance - Report

   B. District Engineer

   C. District Counsel

   D. District Manager
      1. Update on the Fiscal Year 2026 Goals & Objectives

      2. Consideration of Revised Goals & Objectives for Fiscal Year 2027

      3. Discussion of Amenity and Lifestyle Management, Field Operations Services RFP

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

V. Discussion of Outside Activities at the RiverHouse

VI. Discussion of License Agreement for Facility Use by Lacrosse Team

VII. Cost Share Requests

A. FPL Parking Lot Lighting

B. Sidewalk Repairs

C. Pond Maintenance Addendum

D. RiverHouse Air Conditioning System

E. Aurora Keyscan Access Control System

F. RiverLodge Landscape Enhancements

G. RiverHouse Pool Operations

1. Engineering Plans

2. Equipment

VIII. Other Business

IX. Supervisor Requests

X. Audience Comments

XI. Next Scheduled Meetings – November 18, 2026 at 9:00 a.m. at the River Club, 160 Riverglade Run, St. Johns, Florida

XII. Adjournment

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

THIRD ORDER OF BUSINESS

A.

Minutes of Meeting
Rivers Edge
Community Development District

The regular meeting of the Board of Supervisors of the Rivers Edge Community Development District was held Wednesday, September 16, 2026 at 11:23 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Mac McIntyre	Chairman by telephone and in person
Scott Maynard	Vice Chairman
Frederick Baron	Supervisor
Robert Cameron	Supervisor
Christopher White	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Jeff Mason	District Engineer
Jason Davidson	Regional General Manager, Vesta
Richard Losco	General Manager, Vesta
Kevin McKendree	Field Operations, Vesta
Kimberly Fatuch	Assistant General Manager, Vesta
Ken Council	Amenity Manger, Vesta
Malcolm Santos	Yellowstone Landscape
Garrett Canady	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the September 16, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. deNagy called the meeting to order at 11:23 a.m. and called the roll.

SECOND ORDER OF BUSINESS **Audience Comments**

A resident stated the pond in front of the pickleball courts is covered with algae and weeds and stinks. Whatever you are doing is not working and you need to address it.

Years ago we had people breaking into cars and stealing things and we don't want that to occur again, also there are sex offenders living in Green Cove Springs. I understand there are concerns about Flock cameras but for our safety and our children's safety I think they should stay on.

Mr. Maynard stated for everyone who is here for the Flock cameras, last night at the special county commission meeting, there was an extensive discussion on Flock cameras. They are going to host a workshop on those cameras within the next two weeks and decide in the future what will be done regarding Flock cameras. The Sheriff has already made significant changes in their protocol, they no longer share our data outside of the county, data is only maintained for 30-days instead of 12-months and a restriction on access to the data. Nobody on this board or in this community has access to any of that data. When the discussion comes up I am going to ask this board to extend our current contract through December until we can learn what the Sheriff's office is going to do going forward. I don't think we want to enter into a 2-year contract if the Sheriff ends up pulling out and not monitoring it. The Sheriff has been placed on a state-wide committee to review all license plate reader regulations and guidelines, and they will make a recommendation to the legislature in the next session.

Several residents voiced safety concerns regarding Flock cameras.

THIRD ORDER OF BUSINESS 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

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

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscape Maintenance - Report

Mr. Santos gave an overview of the Yellowstone Landscape report, a copy of which was included in the agenda package.

B. District Engineer

Mr. Mason stated I was forwarded an email from Kevin McKendree about the accident that happened on Rivertown Main Street and Ruskin. These are all county roads and I reached out to the county traffic engineer and asked if they looked at this area because there was some concern. He indicated that he has analyzed that intersection within the last four months for both a 4-way stop or rectangular rapid flashing beacon, something to provide some traffic control, but the intersection does not meet any of the warrants for those two items.

Mr. White stated I want to thank Kevin McKendree and Malcolm for meeting with me in August about the area. There have been multiple accidents and complaints about the intersection that we need to address as a group. I would like you to go back to the county and see the analysis that was done and the dates those occurred that I can share with our team. That day we came up with various options of stop lights, stop signs, moving the monument sign and trimming trees for better visibility. We also looked at reallocating the locations the St. Johns County Sheriff is setting up when they are here on property, because we have people running 4-way stops. While there we saw multiple cars roll though the stop signs on both sides, we saw multiple cars speeding, there was a 4-wheeler driving down the road, bicycles, golf carts, etc. All this is a recipe for disaster if we don't do something at that intersection. I'm asking the engineer to work with us to push back on the county, but we need to continue to revisit this.

Mr. Mason stated I'm happy to do so. Just understand the overall picture, traffic control devices are a national standard and there are multiple warrants for any kind of traffic control device, you cannot just put it in. A lot of what I'm hearing is an enforcement issue. We can't design for every situation, if people are not following the rules, that is not a design issue, that is an enforcement issue.

Mr. White stated I disagree. I think there is a design issue in the location of the monument sign, which may not be the county's issue.

Mr. Baron stated SR 13, all the crosswalks we have, why do we still own them if it is a county road?

Mr. Mason stated they are a county road. My understanding is there are construction agreements with DOT that shows the maintenance responsibility, and I will go back and research that.

C. District Counsel

Ms. Gentry stated we did get the new Yellowstone contract executed that will take effect October 1. I will be speaking on several items later on in the agenda and until then I am here for any questions.

D. District Manager – Discussion of the Fiscal Year 2027 Budget

Mr. deNagy stated for your review I have the fiscal year 2027 finalized budget in your agenda package. There are a number of expenses you removed from the budget that we still anticipate may occur. What you see in the expense budget of $153,000 is probably not the most accurate representation given that you removed a number of those expenses. We will see them as they come through and line them up with your current budget and see where you stand on those decisions.

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

Mr. Losco stated you have the monthly operations report and I have an update on the JEA irrigation reimbursement. We submitted a reimbursement to the City of Jacksonville risk management department requesting payment for the cost of repairs of the mainline breaks that occurred earlier this year due to operational issues associated with the newly commissioned JEA booster pump station. We received notification that the city is unable to establish that JEA or any equipment or facilities owned or operated or maintained by JEA caused or contributed to the alleged damage. Also the investigation does not identify sufficient evidence establishing a causal connection between the JEA and alleged pressure event or demonstrate that the JEA owned infrastructure was responsible for the claimed failures. Accordingly, the City of Jacksonville has respectfully denied the amount for your district of $16,728.27. I have contacted Corbin deNagy and Lauren has received all the information concerning our reimbursement package and we are seeking the board's approval to authorize counsel to draft a response to JEA after considering the probability of collecting damages in relation to the legal fees that would be incurred.

Ms. Genty stated we usually have staff take a first stab at submitting these types of applications in order to be efficient with District resources, and despite a strong email chain and what we feel is strong evidence to suggest it was a problem with JEA station that caused this

irrigation problem, they denied that request. Given the dollar amount at stake for all three districts, we would ask the board to authorize my office to write a letter refuting the City's denial of that claim. If they continue to deny it, we will bring it back to the board and see how far you want to take this.

> On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor district counsel was authorized to write the letter to the City regarding the damages caused by JEA.

Ms. Gentry stated the other two districts agreed as well, and I will be sending one letter to cover everything and the cost will be split.

Mr. Losco stated at the last meeting we discussed the lightning policy for the closure of the pools that was brought up by a resident. We reviewed the policy and have made a minor tweak to the policy where it states that when lightning is within a 10-mile radius we immediately close for 30-minutes.

The board and staff discussed the following, dog park lock, hole made by dogs, update signage at dog park, missing gym equipment, potential wifi extenders for pergola, e-bikes, golf carts and revisit Bartram swim team usage of the pool and storage of swim team equipment.

Mr. McIntyre joined the meeting at this time by telephone

FIFTH ORDER OF BUSINESS **Discussion of Notice of Violations and Reimbursement for Damage to District Property**

Mr. deNagy outlined the violation and email correspondence between the family and staff and after discussion the board took the following action.

> On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the Board affirmed the original $3000 charge for a damage reimbursement, with an amenity suspension to be imposed for the household if the amount is not paid by the deadline, until full restitution is paid.

SIXTH ORDER OF BUSINESS **Discussion of FPL Lighting**

Mr. Losco outlined the options for lighting around the RiverHouse parking lot.

> On MOTION by Mr. Cameron seconded by Mr. Maynard with all in favor staff was authorized to replace all the lights pending cost share approval.

Mr. deNagy stated we will bring this back to the next meeting and will have the full cost and cost share in one package.

SEVENTH ORDER OF BUSINESS **Discussion of Sidewalk Repairs**

This item was tabled.

EIGHTH ORDER OF BUSINESS **Discussion of Pond Maintenance Addendum (Meadows)**

Mr. Losco stated our first cost share item will be consideration of pond maintenance addendum for the Meadows, ponds 24 and 25. The request is for CDD II, vendor is Solitude Lake Management, total cost is $7,116, and District I's cost share is $2,579.91. Districts II and III have approved the cost share.

> On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the cost share for pond maintenance for ponds 24 and 25 in the amount of $2,579.91 was approved.

NINTH ORDER OF BUSINESS **Consideration of Landscape Maintenance Services Addendum (Springs)**

Mr. Losco stated the second request is for landscape maintenance services addendum for the Springs, parcel 37-2. The total cost is $43,200, and District I's cost is $15,662.16, Districts II and III have approved the cost share. Mr. Baron inquired whether the cost for this area was already included in the quote provided for the new landscape contract.

> On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the cost share for the landscape maintenance services in the amount of $15,662.16 was approved subject to confirmation that the area is not already covered under the new landscape agreement.

TENTH ORDER OF BUSINESS **Discussion of Outside Activities and Amenity Rental Rates at the RiverHouse**

This item was tabled.

ELEVENTH ORDER OF BUSINESS **Discussion of "100 Men Who Care Club" Facility Usage**

Ms. Fatuch stated they are asking to meet quarterly here at the RiverHouse.

Mr. deNagy stated we talked last month about if this would be a license agreement.

The resident in charge of the group was present and gave a brief summary of the proposed program. He explained that it is a group of men who meet to decide which charitable organizations will receive their donations, and then donations are made to a separate website and disbursed to the chosen organization. They welcome new members to attend their meetings.

Ms. Gentry asked questions to clarify the nature of the proposed program. She asked, Are you saying everyone makes their donation directly to the website, and it is not collected as part of your meeting?

A resident stated that is correct. We don't want to touch any money.

Mr. Baron stated you are asking us to waive the 10% that we normally have on license agreements. We are trying to get it standardized across the board.

Ms. Gentry stated correct. With a license agreement you have flexibility in how much you charge or don't charge. This board has expressed a policy that you charge 10% of revenues generated from license agreements, but legally you can change that if you wish. The alternative would be a regular rental, but the thing that pushes this out of a regular rental would be advertising to the general public that anybody who wants to attend can attend We also have resident clubs available, but that would be limited to attendance by Rivertown residents.

The board discussed the charitable nature of the club and whether it was appropriate to modify existing policies on costs for rental agreements and license agreements.

Mr. White moved to approve a license agreement for "100 Men Who Care Club" at no cost and there being no second the motion died for lack of a second.

On MOTION by Mr. Maynard seconded by Mr. Baron with four in favor and Mr. White opposed a license agreement with "100 Men

> Who Care Club" was approved for quarterly meetings at the same cost of a regular rental to be reviewed annually.

Ms. Gentry stated given the very limited scope, normally our license agreements have additional insurance requirements. Your normal rentals would not have additional insurance. In the very limited scope of this, I would be comfortable if the board wanted to waive the additional insurance requirements and instead require a signed waiver from all attendees.

It was the consensus of the board to waive additional insurance requirements and require a signed waiver from everyone.

TWELFTH ORDER OF BUSINESS Consideration of Flock Agreement Renewal

Mr. deNagy stated this was on the agenda for Rivers Edge II and III. Each of the districts has its own separate contract with Flock, with a different installation and validation date from which we calculate the renewal date. This changes the deadline for the 30-day notice period if you wanted to cancel the contract and prevent automatic renewal. Right now all agreements are set up as automatic renewal and require 30-days' notice if you want to cancel. Rivers Edge III's validation date was February 8, so they have more time to decide. Rivers Edge II wants to ask for an extension to the end of the year, and if they can't get an extension they would schedule a special meeting to discuss whether to cancel before their timeline was up. Your agreement started October 31st. Thirty days prior means you would have to make a decision at this meeting.

Mr. Maynard stated the county had a meeting on this last night, and they are having a workshop with the Sheriff in the next two weeks before that new law takes effect on Flock cameras on state roads. That will determine whether the Sheriff wants to continue to utilize Flock for the county. If the Sheriff is not going to utilize Flock for the county, then we don't need that expense and we would look at other options. I suggested at Rivers Edge II we ask for an extension to our current contract through the end of this year to allow us time to make that decision based on what the Sheriff's office decides.

Ms. Gentry stated if you wanted to go that route we would try to negotiate with Flock to extend your deadline on notice through the end of the year. If we are not successful in negotiating that we do need direction on how you want us to proceed. We have a really tight turnaround here. If we are not successful, do you want us to give notice of termination?

Mr. Baron stated extend it for one year.

Ms. Gentry stated we may not have the ability to negotiate that because it is a two-year contract.

Mr. McIntyre stated I want the cameras out of the neighborhood. The good that they do does not outweigh the bad that comes from that system giving access to anybody who knows how to get access. I oppose having Flock in the neighborhood.

Mr. Maynard stated the Sheriff said last night that they no longer share the data outside of St. Johns County and they have restricted access to that data.

The board discussed the number of residents who gave negative feedback on this program, positive and negative opinions on Flock, access to data, and needing feedback from the Sheriff before a decision can be made.

On MOTION by Mr. Maynard seconded by Mr. Cameron with 3 in favor and Mr. McIntyre and Mr. White opposed district counsel was authorized to try to extend the Flock contract to the end of the year and if it cannot be extended then cancel the contract.

Mr. deNagy stated staff will work with Flock to see if the contract can be extended to the end of the year then if not, we will issue a notice of cancellation.

Mr. White stated it was brought up in the notes we received that the CDD at the time voted to install these cameras next to people's homes and Flock employees have been caught filming children in pools and gymnastic classes. I don't know where that occurred but did we install cameras next to people's homes?

Mr. Cameron stated no.

Mr. McIntyre stated they were supposed to be on thoroughfares to monitor mobile traffic.

Mr. White stated the claim was made that the CDD should not be making decisions in secret. I would like some clarity on that.

Mr. McIntyre stated that is not true. The Flock cameras had been on the agenda multiple times before we had the meeting and we had multiple joint sessions and multiple shade sessions. We had a full audience and we did a workshop so no one should have been blindsided. The day the final vote took place it was a joint session. We announced a shade session and asked the audience to leave, we went into the shade session and discussed the things that had to be discussed in private and once that was done, we closed the shade session we came back out, called everyone

back in, brought it back to a formal setting where people had the opportunity to see and voted in public. The only thing done in private was the shade session to ensure we weren't giving out things that we should not. It is in all in the minutes over months where we talked about Flock.

Mr. White asked if we were to remove the Flock cameras from inside the community what would stop the Sheriff from putting them just outside the community?

Mr. McIntyre stated nothing and that is fine, it is just not inside our community.

THIRTEENTH ORDER OF BUSINESS **Consideration of Temporary Facility Use Request (RiverFront Park)**

This item was tabled.

FOURTEENTH ORDER OF BUSINESS **Consideration of Resolution 2026-09 Setting a Public Hearing to Adopt Amended Amenity Rates and Fees**

Ms. Gentry stated the two resolutions on your agenda are both setting public hearings on rule changes. The first one is revisions to your rules regarding amenity fees. After speaking with the Vesta team, we propose increasing the rental deposit from $250 to $500, raising the River House rental fee from $150 to $300 and there was a discrepancy on renting the facilities, the Palm Court Cabana would not be available for individual rental it would only be available as part of the overall rental of the River House facilities.

Mr. McIntyre stated after all the discussions we have had I feel that $300 is little light in my opinion.

Mr. Baron stated I don't have a problem raising it a little more but for this next year we can increase it and see what it does to the revenue and if another increase is needed.

Ms. Fatuch stated currently your rentals are for half days. Every weekend we are almost fully booked with rentals, that is six per weekend. If we dropped that down to one rental for a longer period it will change revenues but will cut down on the wear tear on the facility itself.

Ms. Gentry stated for purposes of getting the notice published, we can notice high then we can come down. We can advertise the full day rental rate of $800.

Ms. Fatuch stated I suggest if it is a full day rental they need to provide event insurance.

Ms. Gentry stated I will get with Kim and we will do some risk assessment and for purposes of publishing that notice, I have direction to add a rental rate for a full-day rental at $800 and a half day rental at the recommended $350.

The board discussed a $1,000 to $1,500 for full day rental.

Mr. Gentry asked for purpose of advertising do you want to come in a little higher and give yourselves a little flexibility? You can always come down.

The Board agreed that advertising $1,000 for a full day was appropriate.

Mr. McIntyre stated let's do $500 for half day.

Ms. Gentry stated we are proposing the hearing for your November meeting. The location would be changed to the River Club given the River House renovations.

> On MOTION by Mr. McIntyre seconded by Mr. Maynard with all in favor Resolution 2026-09 was approved as amended on the record.

FIFTEENTH ORDER OF BUSINESS **Consideration of Resolution 2026-10 Setting a Public Hearing to Adopt Amended Rules of Procedure**

Ms. Gentry stated every few years our firm updates your rules of procedure. You have a memo from my firm explaining the changes, a red line showing the proposed changes, and resolution to set that hearing for November as well at the River Club.

> On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor Resolution 2026-10 was approved.

SIXTEENTH ORDER OF BUSINESS **Consideration of Resolution 2026-11 Declaring a Vacancy in Seat 4 as of November 17, 2026**

Mr. deNagy stated there were two seats, one of which was Scott Maynard and he qualified and ran unopposed. The other one is seat 4, which is currently held by Chairman McIntyre and that will be vacant because nobody qualified to be on the ballot.

Ms. Gentry stated if nobody qualifies for the ballot you are required to declare the seat vacant as of the second Tuesday following the election. This resolution is satisfying that procedural step. The board can then talk about how you want to go about filling that seat.

> On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor Resolution 2026-11 was approved.

Mr. McIntyre stated I would like to retain the seat.

> On MOTION by Mr. Baron seconded by Mr. Maynard with three in favor and Mr. McIntyre abstained from voting and Mr. White opposed, Mr. McIntyre was appointed to fill the vacant seat effective November 17, 2026.

Ms. Gentry stated just a note on the resolution setting a hearing on the amenity rates and policies -- we are also suggesting a change to line up your access policies with the policies in place at Districts II and III. There were differences in how it was worded. It is an administrative change and I wanted to make you aware of that.

SEVENTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

EIGHTEENTH ORDER OF BUSINESS Supervisors' Requests

Mr. White stated I did receive some emails that I would like to have addressed in the meeting in regard to St. Johns Enrichment. I know a vote took place at the last meeting based on District II and III's votes that they would only sign up on the cost share if CDD I terminated the contract with St. Johns Enrichment. I received nine emails and one asked if there were going to be a conversation on a revote if someone asked.

Mr. McIntyre stated at the last meeting we had to vote on it and that was that. During that meeting there were alternatives, I spoke with Emily after the fact. It was supposed to be brought to this meeting because she was considering asking us if we would allow her to use this lawn, part of the soccer field and aerobics room at least through the end of their school year. She is looking at a potential alternative after having been given notice, so I think she is going to see where that is going to end up before she comes back to ask for some type of variance. As of now it is dead, but it may come back up for October/November.

Mr. White stated she is doing this at Bartram Springs and she is charging $60 per student, Bartram Springs is charging $150 per student. I assume those numbers are similar for our neighborhood because she had brought up in an email that with a 10% back to the district that would produce $7,000 to $9,000 annually. I have concerns about more than wear and tear. How

does that affect our bonds because that is a business and businesses should not be operating out of the amenities, especially a for-profit business? I looked more into the enrichment because someone said it was a school. The state does not recognize enrichment workshop classes as schools. What concerns me someone has been using our facilities and grossing around $90,000.

Ms. Gentry stated if private use exceeds certain percentages, it could have negative bond consequences. It is a valid concern and we would have to look at the percentage your facility is being used for private purposes compared to the total use. This is why we have restrictions on people conducting commercial activities at your amenity facilities.

Mr. White stated a few months ago we had two residents who wanted to install wind phones at the Riverfront Park. That did not happen. They were able to work with St. Johns County to have it installed up the road in one of the parks; however, they left our meeting feeling dejected and discouraged by certain board members. When asking for something from a vulnerable place, being spoken over was less than ideal. They wanted to thank the three people who were supportive of the endeavor and at some point in the future they may make it happen again. I want to make sure when someone asks something we listen to the homeowners.

Mr. Maynard left the meeting at this time.

NINETEENTH ORDER OF BUSINESS Audience Comments

Mr. deNagy stated I have an email requesting that these written comments be on the record regarding the traffic control review. I will send this to the board, but the district engineer has direction to work with the county on that.

A resident asked what is being done about this pond that is stinking up the Landings. What are we going to do about this issue?

Mr. McIntyre stated it is a natural thing that we don't control. If you have never seen it like this, it is a one off and sometimes it takes a little bit to get it under control. I know they are working through the issue.

Mr. McKendree stated what she is smelling is a grass that dies and smells.

A resident stated the River House gym needs to be audited, the machines are in poor condition, they are busted, parts of the belts are frayed. People also need to contact the St. Johns County Sheriff's office because minors should not be driving vehicles. We have had multiple

incidents and it is dangerous. The CDD can pay to have extra patrols to ticket or hold parents of minors accountable. These kids are driving recklessly.

Mr. McIntyre stated we don't have the ability to police. I like the idea of having patrols but that comes at a cost that we have to pass onto the community. We will get this back on the agenda.

TWENTYETH ORDER OF BUSINESS **Next Scheduled Meeting – October 21, 2026 at 9:00 a.m. at the River House**

Mr. deNagy stated the next meeting is scheduled for October 21, 2026, at 9:00 a.m. at the River Club.

On MOTION by Mr. McIntyre seconded by Mr. White with all in favor the meeting adjourned at 2:12 p.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

B.

Rivers Edge

Community Development District

Unaudited Financial Reporting

August 31, 2026

Rivers Edge

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	*Debt Service Fund*	*Capital Reserve Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 155,898	$ -	$ 50,548	$ 206,446
Due from Rivers Edge II	-	-	378,616	378,616
Due from Rivers Edge III	-	-	450,124	450,124
Due from Mattamy - Utilities	649	-	-	649
Due from Mattamy - Boundary	70	-	-	70
Investments:				
State Board of Administration (SBA)	8,231	-	448,077	456,308
US Bank Custody Account	394,902	-	-	394,902
Series 2016				
Reserve	-	256,906	-	256,906
Revenue	-	383,190	-	383,190
Series 2018				
Reserve	-	115,774	-	115,774
Revenue	-	217,628	-	217,628
Series 2018A-1/2018A-2				
Revenue	-	137,115	-	137,115
Reserve 2018A-1	-	68,919	-	68,919
Reserve 2018A-2	-	83,813	-	83,813
Prepaid Expenses	16,974	-	-	16,974
Total Assets	**$ 576,723**	**$ 1,263,343**	**$ 1,327,365**	**$ 3,167,431**
Liabilities:				
Accounts Payable	$ 58,813	$ -	$ 87,967	$ 146,779
Accrued Expenses	35,259	-	-	35,259
Total Liabilites	**$ 94,072**	**$ -**	**$ 87,967**	**$ 182,038**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 16,974	$ -	$ -	$ 16,974
Restricted for:				
Debt Service	-	1,263,343	-	1,263,343
Assigned for:				
Capital Reserve Fund	-	-	1,239,398	1,239,398
Unassigned	465,678	-	-	465,678
Total Fund Balances	**$ 482,651**	**$ 1,263,343**	**$ 1,239,398**	**$ 2,985,393**
Total Liabilities & Fund Balance	$ 576,723	$ 1,263,343	$ 1,327,365	$ 3,167,431

Rivers Edge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	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	42,020	14,020	
Rental Revenue	20,000	20,000	28,048	8,048	
Cost Share Landscaping Rivers Edge II	313,604	287,470	287,470	-	
Cost Share Amenity Rivers Edge II	2,365	2,168	2,168	-	
Cost Share Amenity Rivers Edge III	109,345	100,233	100,233	-	
Community Garden	1,500	1,500	1,725	225	
Tennis Revenue	1,000	917	-	(917)	
Special Events	20,000	20,000	20,078	78	
Total Revenues	**$ 3,244,063**	**$ 3,208,537**	**$ 3,246,416**	**$ 37,878**	
Expenditures:					
General & Administrative:					
Supervisor Fees	$ 12,000	$ 11,000	$ 9,200	$ 1,800	77%
FICA Expense	918	842	704	138	77%
District Engineer	25,000	22,917	9,404	13,513	38%
District Counsel	60,000	55,000	45,625	9,375	76%
District Management	56,040	51,370	51,370	-	92%
Assessment Roll Administration	5,899	5,899	5,899	-	100%
Dissemination Agent	7,197	7,197	7,697	(501)	107%
Information Technology	3,407	3,123	3,123	-	92%
Website Maintenance	1,755	1,609	1,609	-	92%
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	458	182	277	36%
Postage	2,500	2,500	2,949	(449)	118%
Printing & Binding	2,000	1,833	1,764	70	88%
Insurance	12,165	10,918	10,918	-	90%
Legal Advertising	2,500	2,292	2,065	227	83%
Other Current Charges	200	200	876	(676)	438%
Office Supplies	50	46	12	34	24%
Dues, Licenses & Subscriptions	175	175	175	-	100%
Total General & Administrative	**$ 211,905**	**$ 196,977**	**$ 175,046**	**$ 21,932**	

Rivers Edge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance	Progress
Operations & Maintenance					
Ground Maintenance					
Field Operations Management (Vesta)	$ 41,230	$ 37,794	$ 37,794	$ -	92%
Landscape Maintenance	1,099,201	1,007,601	1,007,597	4	92%
Landscape Contingency	107,000	107,000	269,971	(162,971)	252%
Irrigation Repairs and Maintenance	65,000	65,000	131,131	(66,131)	202%
Lake Maintenance	62,000	62,000	64,580	(2,580)	104%
Irrigation Water Use	260,000	260,000	260,101	(101)	100%
Electric	208,300	208,300	225,203	(16,903)	108%
Street Lighting & Signage Repairs and Replacements	45,000	45,000	76,012	(31,012)	169%
Street and Drainage Maintenance	5,000	4,583	580	4,003	12%
Repairs and Maintenance	50,000	50,000	94,236	(44,236)	188%
Subtotal Ground Maintenance	**$ 1,942,731**	**$ 1,847,278**	**$ 2,167,206**	**$ (319,927)**	
Amenity Center - River House					
General Manager (Vesta)	$ 48,911	$ 44,835	$ 46,406	$ (1,571)	95%
Amenity Manager (Vesta)	59,064	54,142	54,142	-	92%
Maintenance Service (Vesta)	109,188	100,089	100,089	-	92%
Lifestyle Director (Vesta)	45,342	41,564	41,563	-	92%
Lifeguards (Vesta)	47,256	47,256	51,015	(3,759)	108%
Guest Services (Vesta)	53,228	48,792	48,792	-	92%
Security Monitoring	2,400	2,400	3,464	(1,064)	144%
Security Guards	103,840	95,186	100,292	(5,106)	97%
Telephone & Internet	25,000	22,917	10,606	12,311	42%
Insurance	109,782	104,738	104,738	-	95%
Fitness Equipment Lease	27,921	27,921	27,921	-	100%
Janitorial Services & Supplies (Vesta)	34,748	31,852	31,852	-	92%
Pressure Washing	5,000	4,583	350	4,233	7%
Pool Chemicals (Poolsure)	26,095	23,920	19,167	4,753	73%
Natural Gas	590	590	679	(89)	115%
Electric	39,720	36,410	30,089	6,321	76%
Water & Sewer	50,000	50,000	50,526	(526)	101%
Repair & Replacements	99,043	99,043	131,331	(32,288)	133%
Refuse	60,800	55,733	23,292	32,441	38%
Pest Control	11,000	10,083	6,881	3,202	63%
Fire Alarm System Maintenance	2,000	2,000	11,732	(9,732)	587%
Access Cards	6,500	5,958	3,950	2,008	61%
License & Permits	1,800	1,650	1,330	320	74%
Other Current	8,000	7,333	813	6,520	10%
Special Events	50,000	45,833	42,165	3,668	84%
Holiday Decorations	30,000	27,500	26,796	704	89%
Office Supplies & Postage	3,500	3,500	3,835	(335)	110%
Community Garden	500	458	-	458	0%
Subtotal Amenity Center - River House	**$ 1,061,228**	**$ 996,289**	**$ 973,820**	**$ 22,469**	
Total Operations & Maintenance	**$ 3,003,959**	**$ 2,843,568**	**$ 3,141,027**	**$ (297,458)**	

Rivers Edge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	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**	**$ 3,190,545**	**$ 3,466,072**	**$ (275,526)**	**103%**
Excess (Deficiency) of Revenues over Expenditures	$ (121,800)	$ 17,993	$ (219,656)	$ 313,404	
Other Financing Sources/(Uses):					
Transfer In/(Out)	$ -	$ -	$ -	$ -	
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**	
Net Change in Fund Balance	**$ (121,800)**	**$ 17,993**	**$ (219,656)**	**$ 313,404**	
Fund Balance - Beginning	$ 121,800		$ 702,308		
Fund Balance - Ending	$ -		$ 482,651		

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	2,980	-	42,020
Rental Revenue	934	1,800	-	4,475	1,500	2,117	3,283	3,446	-	7,650	2,843	-	28,048
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	26,134	-	287,470
Cost Share Amenity Rivers Edge II	197	197	197	197	197	197	197	197	197	197	197	-	2,168
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	9,112	-	100,233
Community Garden	-	-	-	-	-	1,125	600	-	-	-	-	-	1,725
Tennis Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	4,878	2,406	245	1,341	6,320	706	722	435	-	845	2,181	-	20,078
Total Revenues	**$ 230,830**	**$ 281,859**	**$ 2,173,190**	**$ 47,617**	**$ 140,484**	**$ 70,117**	**$ 84,306**	**$ 46,622**	**$ 50,952**	**$ 76,993**	**$ 43,446**	**$ -**	**$ 3,246,416**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ -	$ 800	$ 800	$ 2,000	$ 1,000	$ -	$ 800	$ 1,000	$ 1,000	$ 1,000	$ -	$ 9,200
FICA Expense	61	-	61	61	153	77	-	61	77	77	77	-	704
District Engineer	443	1,212	-	1,445	-	1,215	1,200	609	1,183	1,493	603	-	9,404
District Counsel	4,917	3,437	658	5,285	5,407	4,230	-	1,964	5,696	7,303	6,729	-	45,625
District Management	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	-	51,370
Assessment Roll Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Dissemination Agent	900	600	600	1,100	600	600	900	600	600	600	600	-	7,697
Information Technology	284	284	284	284	284	284	284	284	284	284	284	-	3,123
Website Maintenance	146	146	146	146	146	146	146	146	146	146	146	-	1,609
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	22	-	182
Postage	105	537	63	162	135	127	115	109	107	1,405	83	-	2,949
Printing & Binding	32	33	72	37	50	41	31	28	90	1,317	32	-	1,764
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	162	-	876
Office Supplies	1	1	1	1	1	1	1	1	1	1	1	-	12
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 35,245**	**$ 15,319**	**$ 8,637**	**$ 14,104**	**$ 13,636**	**$ 12,837**	**$ 7,880**	**$ 15,924**	**$ 17,362**	**$ 19,695**	**$ 14,408**	**$ -**	**$ 175,046**
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	$ 3,436	$ -	$ 37,794
Landscape Maintenance	91,600	91,600	91,600	95,086	95,086	91,600	91,600	91,600	84,628	91,600	91,600	-	1,007,597
Landscape Contingency	13,680	-	7,210	4,200	17,245	11,580	173,418	6,015	11,850	2,243	22,530	-	269,971
Irrigation Repairs and Maintenance	15,195	8,569	13,035	5,612	16,203	11,638	5,540	15,256	13,550	14,730	11,803	-	131,131
Lake Maintenance	5,430	4,470	4,470	4,470	4,470	4,470	5,430	5,430	5,430	11,280	9,230	-	64,580
Irrigation Water Use	24,269	26,059	13,743	12,298	13,827	10,643	28,642	31,362	35,498	33,321	30,439	-	260,101
Electric	19,834	19,645	19,802	21,106	20,781	20,682	20,684	20,658	20,441	20,685	20,885	-	225,203
Street Lighting & Signage Repairs and Replacements	825	17,585	3,122	3,768	-	4,190	8,028	1,929	4,060	15,440	17,065	-	76,012
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	19,476	-	94,236
Subtotal Ground Maintenance	**$ 189,557**	**$ 172,341**	**$ 172,476**	**$ 150,691**	**$ 176,938**	**$ 161,470**	**$ 339,599**	**$ 176,372**	**$ 202,021**	**$ 199,280**	**$ 226,462**	**$ -**	**$ 2,167,206**

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	$ 4,218	$ -	$ 46,406
Amenity Manager (Vesta)	4,922	4,922	4,922	4,922	4,922	4,922	4,922	4,922	4,922	4,922	4,922	-	54,142
Maintenance Service (Vesta)	9,099	9,099	9,099	9,099	9,099	9,099	9,099	9,099	9,099	9,099	9,099	-	100,089
Lifestyle Director (Vesta)	3,778	3,778	3,778	3,778	3,778	3,778	3,778	3,778	3,778	3,778	3,778	-	41,563
Lifeguards (Vesta)	-	-	-	-	424	3,553	4,071	5,101	10,220	18,732	8,915	-	51,015
Guest Services (Vesta)	4,436	4,436	4,436	4,436	4,436	4,436	4,436	4,436	4,436	4,436	4,436	-	48,792
Security Monitoring	209	209	209	209	209	209	209	209	1,110	-	685	-	3,464
Security Guards	7,930	11,489	7,244	8,333	11,205	8,681	8,014	8,351	12,898	8,489	7,661	-	100,292
Telephone & Internet	849	850	966	1,060	1,059	1,059	1,059	1,059	867	1,039	739	-	10,606
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	2,896	-	31,852
Pressure Washing	-	350	-	-	-	-	-	-	-	-	-	-	350
Pool Chemicals (Poolsure)	1,612	1,612	1,612	1,675	1,675	1,675	2,758	-	2,826	897	2,827	-	19,167
Natural Gas	44	46	46	67	69	67	67	67	67	69	69	-	679
Electric	2,889	1,587	1,452	1,793	1,554	3,394	3,352	3,357	3,510	3,643	3,556	-	30,089
Water & Sewer	4,424	4,645	3,559	3,764	2,738	3,283	6,174	5,887	5,745	5,489	4,820	-	50,526
Repair & Replacements	17,983	4,403	13,278	10,509	11,250	13,290	10,064	15,966	16,485	14,877	3,226	-	131,331
Refuse	1,819	1,817	2,086	2,367	2,192	1,937	2,312	2,214	2,214	2,210	2,124	-	23,292
Pest Control	611	611	631	-	1,242	631	631	631	631	631	631	-	6,881
Fire Alarm System Maintenance	175	-	441	-	450	2,980	410	331	6,845	-	100	-	11,732
Access Cards	-	-	-	3,950	-	-	-	-	-	-	-	-	3,950
License & Permits	-	-	405	-	-	-	-	-	925	-	-	-	1,330
Other Current	813	-	-	-	-	-	-	-	-	-	-	-	813
Special Events	7,537	3,297	7,392	6,586	5,270	2,053	1,977	1,477	4,872	1,404	300	-	42,165
Holiday Decorations	13,398	-	13,398	-	-	-	-	-	-	-	-	-	26,796
Office Supplies & Postage	188	263	270	120	1,446	131	-	141	318	196	762	-	3,835
Community Garden	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center - River House	**$ 193,469**	**$ 60,510**	**$ 83,460**	**$ 69,786**	**$ 98,053**	**$ 72,307**	**$ 70,451**	**$ 74,123**	**$ 98,885**	**$ 87,013**	**$ 65,763**	**$ -**	**$ 973,820**
Total Operations & Maintenance	**$ 383,025**	**$ 232,851**	**$ 255,936**	**$ 220,477**	**$ 274,991**	**$ 233,777**	**$ 410,051**	**$ 250,494**	**$ 300,906**	**$ 286,293**	**$ 292,225**	**$ -**	**$ 3,141,027**
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	**$ 418,270**	**$ 248,170**	**$ 264,573**	**$ 234,580**	**$ 288,627**	**$ 246,614**	**$ 417,930**	**$ 266,418**	**$ 318,268**	**$ 455,988**	**$ 306,633**	**$ -**	**$ 3,466,072**
Excess (Deficiency) of Revenues over Expenditures	$ (187,441)	$ 33,689	$ 1,908,616	$ (186,964)	$ (148,144)	$ (176,496)	$ (333,624)	$ (219,796)	$ (267,316)	$ (378,994)	$ (263,187)	$ -	$ (219,656)
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (187,441)**	**$ 33,689**	**$ 1,908,616**	**$ (186,964)**	**$ (148,144)**	**$ (176,496)**	**$ (333,624)**	**$ (219,796)**	**$ (267,316)**	**$ (378,994)**	**$ (263,187)**	**$ -**	**$ (219,656)**

Rivers Edge

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 709,452	$ 709,452	$ 713,645	$ 4,193
Interest Income	5,000	5,000	24,056	19,056
Total Revenues	**$ 714,452**	**$ 714,452**	**$ 737,701**	**$ 23,250**
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	$ 25,786	$ 28,120
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 7,274**	**$ 7,407**	**$ 25,786**	**$ 28,120**
Fund Balance - Beginning	$ 357,500		$ 614,309	
Fund Balance - Ending	$ 364,774		$ 640,095	

Rivers Edge

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 458,917	$ 458,917	$ 456,349	$ (2,568)
Interest Income	5,000	5,000	13,041	8,041
Total Revenues	**$ 463,917**	**$ 463,917**	**$ 469,390**	**$ 5,473**
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)	$ (4,785)	$ 15,343
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ (388)**	**$ (388)**	**$ (4,785)**	**$ 15,343**
Fund Balance - Beginning	$ 214,750		$ 338,187	
Fund Balance - Ending	$ 214,362		$ 333,402	

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 August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	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	12,361	7,361
Total Revenues	**$ 449,246**	**$ 449,246**	**$ 465,156**	**$ 15,910**
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	$ 16,809	$ 30,785
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 15,773**	**$ 15,773**	**$ 16,809**	**$ 30,785**
Fund Balance - Beginning	$ 110,095		$ 273,037	
Fund Balance - Ending	$ 125,868		$ 289,846	

Rivers Edge

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Interest	$ 10,000	$ 10,000	$ 24,434	$ 14,434
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**	**$ 174,434**	**$ 14,434**
Expenditures:				
RiverHouse Access Control System (C/S)*	$ 5,325	$ 5,325	$ 7,349	$ (2,024)
RiverHouse Painting (C/S)*	32,191	32,191	35,139	(2,948)
RiverHouse Furniture (C/S)*	28,400	26,033	24,567	1,467
RiverHouse A/C Unit Replacement (C/S)	39,050	35,796	-	35,796
RiverHouse Tennis Court Fencing (C/S)*	28,400	26,033	27,317	(1,284)
RiverHouse Pool Pump Sand Filtration (C/S)	44,375	40,677	-	40,677
Permanent Holiday Lighting (C/S)	27,690	25,383	-	25,383
Playground Equipment (C/S)	7,100	6,508	-	6,508
Pocket Parks Equipment Repair/Replacement (C/S)	15,744	14,432	-	14,432
Maintenance Golf Cart (C/S)	3,550	3,254	-	3,254
Maintenance Work Truck (C/S)	23,075	21,152	22,269	(1,117)
Repair and Replacements*	10,000	10,000	63,232	(53,232)
Capital Outlay - RiverHouse Pool Repairs (Crown Pools, Inc.)*	-	-	16,503	(16,503)
Other Current Charges	1,000	917	124	793
Total Expenditures	**$ 265,900**	**$ 247,701**	**$ 196,499**	**$ 51,202**
Excess (Deficiency) of Revenues over Expenditures	**$ (105,900)**		**$ (22,065)**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (105,900)**		**$ (22,065)**	
Fund Balance - Beginning	$ 1,357,361		$ 1,261,463	
Fund Balance - Ending	$ 1,251,461		$ 1,239,398	

*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	$ 256,906	
Reserve Fund Balance	256,906	
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

8/1/26 - 8/31/26

Fund	Date	Check No.		Amount
General Fund				
Payroll	8/25/26	50820-50824	$	923.50
		Sub-Total	$	923.50
Accounts Payable	8/11/26	7808-7828	$	160,749.02
	8/14/26	7829-7835		34,972.04
	8/20/26	7836-7857		32,873.92
	8/24/26	7858-7862		7,738.58
		Sub-Total	$	236,333.56
Capital Reserve Fund				
Accounts Payable			$	-
		Sub-Total	$	-
Total			**$**	**237,257.06**

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50820	18	AHMED M MCINTYRE	184.70	8/25/2026
50821	24	CHRISTOPHER P WHITE	184.70	8/25/2026
50822	21	FREDERICK T BARON	184.70	8/25/2026
50823	22	ROBERT L CAMERON	184.70	8/25/2026
50824	23	SCOTT MAYNARD	184.70	8/25/2026

TOTAL FOR REGISTER 923.50

Attendance Sheet

District Name: Rivers Edge CDD

Board Meeting Date: August 19, 2026 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

8/19/2026
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

RECEIVED
By Tara Lee at 8:42 am, Aug 25, 2026

*** CHECK NOS. 007808-007862
RIVERS EDGE - GENERAL
BANK A RIVERS EDGE GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/11/26	00421	6/09/26	1060	202606	330-57200-45700		*	4,500.00		
			FEATURE PUMP RPLC SUPPLY							
						BAKER POOLS INC			4,500.00	007808
8/11/26	00076	7/29/26	53505620	202607	330-57200-45700		*	67.32		
			FIRST AID SUPPLIES							
						CINTAS FIRE 636525			67.32	007809
8/11/26	00365	8/01/26	20834	202608	320-57200-46800		*	5,430.00		
			AUG LAKE MAINTENANCE							
						FLORIDA WATERWAYS INC			5,430.00	007810
8/11/26	00151	7/24/26	4031	202607	320-57200-60000		*	2,550.00		
			WELCOME CENTER ENTRANCE							
		7/31/26	4034	202607	320-57200-60000		*	3,200.00		
			ADVENTURE PARK							
						G&G EXCAVATION & CONSTRUCTION INC.			5,750.00	007811
8/11/26	00322	7/31/26	7822997	202607	310-51300-48000		*	744.46		
			8/19 NTC MTGS #12491366							
						USA TODAY CORP			744.46	007812
8/11/26	00071	8/04/26	23477889	202607	330-57200-34510		*	2,572.64		
			SEC SRVC 07/20-08/02/2026							
		8/04/26	23477889	202607	330-57200-34510		*	383.83		
			MILEAGE							
						GIDDENS SECURITY CORPORATION			2,956.47	007813
8/11/26	00003	8/01/26	294	202608	310-51300-34000		*	4,670.00		
			AUG MANAGEMENT FEES							
		8/01/26	294	202608	310-51300-35100		*	146.25		
			AUG WEBSITE ADMIN							
		8/01/26	294	202608	310-51300-35100		*	283.92		
			AUG INFO TECH							
		8/01/26	294	202608	310-51300-32400		*	599.75		
			AUG DISSEM AGENT SRVCS							
		8/01/26	294	202608	310-51300-51000		*	1.17		
			OFFICE SUPPLIES							
		8/01/26	294	202608	310-51300-42000		*	83.28		
			POSTAGE							
		8/01/26	294	202608	310-51300-42500		*	31.95		
			COPIES							
		8/01/26	294	202608	310-51300-41000		*	21.88		
			TELEPHONE							
						GOVERNMENTAL MANAGEMENT SERVICES			5,838.20	007814

*** CHECK NOS. 007808-007862
RIVERS EDGE - GENERAL
BANK A RIVERS EDGE GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/11/26	00013	7/30/26	29974	202607	310-51300-32500		*	600.00		
			ARB SE 2018 FYE 4/30/26							
						GRAU AND ASSOCIATES			600.00	007815
8/11/26	00278	7/15/26	429153	202607	330-57200-45700		*	15.58		
			MAINTENANCE SUPPLIES							
						HAGAN ACE HARDWARE OF MANDARIN			15.58	007816
8/11/26	00278	7/24/26	429205	202607	330-57200-45700		*	54.03		
			MAINTENANCE SUPPLIES							
						HAGAN ACE HARDWARE OF MANDARIN			54.03	007817
8/11/26	00278	7/29/26	429223	202607	330-57200-45700		*	84.24		
			MAINTENANCE SUPPLIES							
						HAGAN ACE HARDWARE OF MANDARIN			84.24	007818
8/11/26	00073	8/01/26	13129563	202608	330-57200-45210		*	2,826.74		
			AUG POOL CHEMICALS							
						POOLSURE			2,826.74	007819
8/11/26	00401	7/16/26	22012743	202607	310-51300-31100		*	130.01		
			MAY-JUL O & M							
		7/17/26	22012750	202607	310-51300-31100		*	908.34		
			MAY-JUL PUBLIC FAC REPORT							
		7/17/26	22012753	202607	310-51300-31100		*	2,675.00		
			MAY-JUL GRAND BRIDGE SIGN							
						PRIME AE GROUP INC			3,713.35	007820
8/11/26	00340	8/03/26	1222	202608	320-57200-46500		*	150.00		
			STREETLIGHT - LED LIGHT							
		8/03/26	1223	202608	320-57200-46500		*	225.00		
			ROUNDABOUT CENTER LIGHTS							
						TMT ELECTRIC LLC			375.00	007821
8/11/26	00156	8/06/26	62261648	202608	330-57200-45900		*	232.48		
			AUG PEST CONTROL							
		8/06/26	62261657	202608	330-57200-45900		*	398.52		
			AUG FLEA/TICK SERVICE							
						TURNER PEST CONTROL			631.00	007822
8/11/26	00155	7/31/26	433948	202607	330-57200-34000		*	131.16		
			AUG BILLABLE MILEAGE 1/3							
						VESTA PROPERTY SERVICES, INC.			131.16	007823
8/11/26	00155	8/01/26	433720	202608	330-57200-34000		*	4,075.93		
			AUG GEN MANAGER SRVCS							

*** CHECK NOS. 007808-007862
RIVERS EDGE - GENERAL
BANK A RIVERS EDGE GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		8/01/26	433720	202608	320-57200-46000		*	3,435.82		
			AUG FIELD OPS							
		8/01/26	433720	202608	330-57200-34001		*	3,778.47		
			AUG LIFESTYLE SRVCS							
		8/01/26	433720	202608	330-57200-34400		*	4,435.64		
			AUG GUEST SRVCS							
		8/01/26	433720	202608	330-57200-34100		*	9,099.03		
			AUG MIANTENANCE SRVCS							
		8/01/26	433720	202608	330-57200-45300		*	2,895.68		
			AUG JANITORIAL SRVCS							
		8/01/26	433720	202608	330-57200-34402		*	4,922.01		
						VESTA PROPERTY SERVICES, INC.			32,642.58	007824
8/11/26	00389	7/22/26	26332875	202607	330-57200-45700		*	136.03		
			JANITORIAL SUPPLIES							
		7/24/26	26337419	202607	330-57200-45700		*	76.97		
			JANITORIAL SUPPLIES							
		7/29/26	26346827	202607	330-57200-45700		*	283.54		
			JANITORIAL SUPPLIES							
						W B MASON CO INC			496.54	007825
8/11/26	00398	6/30/26	11570908	202606	330-57200-45700		*	342.60		
			RPL CAPACITOR-MAINTENANCE							
						WEATHER ENGINEERS INC			342.60	007826
8/11/26	00435	7/30/26	07302026	202607	330-57200-45700		*	1,950.00		
			INSTALL LOCK AND KEY							
						WE DO LOCKSMITH LLC			1,950.00	007827
8/11/26	00334	8/01/26	1237154	202608	320-57200-46100		*	91,599.75		
			AUG LANDSCAPE MAINTENANCE							
						YELLOWSTONE LANDSCAPE			91,599.75	007828
8/14/26	00076	8/03/26	42777640	202608	330-57200-45700		*	163.07		
			ACTIVE SCRAPER/MAT ONYX							
						CINTAS FIRE 636525			163.07	007829
8/14/26	00305	8/10/26	6356	202608	330-57200-45700		*	3,950.00		
			PROX CARDS W/RVTOWN LOGO							
						INTEGRATED ACCESS SOLUTIONS			3,950.00	007830
8/14/26	00423	8/07/26	INV0034	202608	320-57200-46800		*	2,000.00		
			EEL GRASS - TRAILER LOADS							
						KIRENIA TAMAYO			2,000.00	007831

*** CHECK NOS. 007808-007862
RIVERS EDGE - GENERAL
BANK A RIVERS EDGE GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/14/26	00419	8/04/26	635	202608	300-15500-10100		*	13,857.13		
			DEP 2026 XMAS DISPLAY							
						SUN POWER LAWN CARE LLC			13,857.13	007832
8/14/26	00155	7/31/26	434164	202607	330-57200-34200		*	14,269.09		
			JUL LIFEGUARD HOURS							
						VESTA PROPERTY SERVICES, INC.			14,269.09	007833
8/14/26	00174	8/10/26	1333985	202608	330-57200-46010		*	100.00		
			QURTLY SPRINKLER INSPECT							
						WAYNE AUTOMATIC FIRE SPRINKLERS,INC			100.00	007834
8/14/26	00389	8/06/26	26364581	202608	330-57200-45700		*	632.75		
			JANITORIAL SUPPLIES							
						W B MASON CO INC			632.75	007835
8/20/26	00151	8/14/26	4042	202608	320-57200-60000		*	3,500.00		
			WELCOME CENTER ENTRANCE							
						G&G EXCAVATION & CONSTRUCTION INC.			3,500.00	007836
8/20/26	00423	8/17/26	INV0037	202608	320-57200-46800		*	1,800.00		
			EEL GRASS - TRAILER LOADS							
						KIRENIA TAMAYO			1,800.00	007837
8/20/26	00407	8/15/26	08152026	202608	320-57200-60000		*	4,800.00		
			PAVER RPR & INSTALLATION							
						PAVER DESIGN SCAPES LLC			4,800.00	007838
8/20/26	00411	8/11/26	499	202608	320-57200-46102		*	1,500.00		
			TREE REMOVAL							
		8/11/26	500	202608	320-57200-46102		*	900.00		
			TREE REMOVAL							
						QUILLS TREE SERVICES LLC			2,400.00	007839
8/20/26	00340	8/14/26	1224	202608	320-57200-46500		*	300.00		
			STREETLIGHT							
		8/14/26	1226	202608	320-57200-46500		*	300.00		
			STREETLIGHT							
		8/14/26	1227	202608	320-57200-46500		*	1,350.00		
			INSTALL TREELIGHTS							
		8/14/26	1228	202608	320-57200-46500		*	660.00		
			2 TREELIGHTS RPLC LED							
						TMT ELECTRIC LLC			2,610.00	007840
8/20/26	00155	7/31/26	434239	202606	330-57200-34200		*	3,573.16		
			JUN ADD LIFEGUARD HOURS							

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		7/31/26	434240	202607	330-57200-34200		*	890.03		
			JUL ADD LIFEGUARD HOURS							
						VESTA PROPERTY SERVICES, INC.			4,463.19	007841
8/20/26	00389	8/12/26	26376104	202608	330-57200-45700		*	539.63		
			JANITORIAL SUPPLIES							
						W B MASON CO INC			539.63	007842
8/20/26	00398	6/22/26	10774811	202606	330-57200-45700		*	247.73		
			HVAC RPR & INSPECTION							
		6/22/26	10774913	202606	330-57200-45700		*	247.73		
			HVAC RPR & INSPECTION							
						WEATHER ENGINEERS INC			495.46	007843
8/20/26	00255	8/14/26	24450	202608	330-57200-45700		*	465.60		
			DISINFECTANT WIPES CASE							
						WIPES COM			465.60	007844
8/20/26	00334	7/17/26	1222809	202607	320-57200-46000		*	406.58		
			JUL IRRIG RPR 87 PERDIDO							
						YELLOWSTONE LANDSCAPE			406.58	007845
8/20/26	00334	7/21/26	1223768	202607	320-57200-46000		*	230.90		
			JUL IRRIG RPR CHIPOLA TRL							
						YELLOWSTONE LANDSCAPE			230.90	007846
8/20/26	00334	7/21/26	1223769	202607	320-57200-46000		*	347.62		
			JUL IRR 484 INDIAN GRASS							
						YELLOWSTONE LANDSCAPE			347.62	007847
8/20/26	00334	7/21/26	1223770	202607	320-57200-46000		*	347.86		
			JUL IRR RPR 47 NARROWLEAF							
						YELLOWSTONE LANDSCAPE			347.86	007848
8/20/26	00334	7/21/26	1223771	202607	320-57200-46000		*	152.96		
			JUL IRR ENTRANCE ROUNDABT							
						YELLOWSTONE LANDSCAPE			152.96	007849
8/20/26	00334	7/29/26	1227359	202607	320-57200-46000		*	559.65		
			JUL IRR RPR 53 LANIER ST							
						YELLOWSTONE LANDSCAPE			559.65	007850
8/20/26	00334	7/30/26	1228435	202607	320-57200-46102		*	2,242.90		
			SUMMER ANNUALS 2026							
						YELLOWSTONE LANDSCAPE			2,242.90	007851

*** CHECK NOS. 007808-007862
RIVERS EDGE - GENERAL
BANK A RIVERS EDGE GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/20/26	00334	7/30/26	1228436	202607	320-57200-46000		*	1,089.81		
			JUL IRR 131 RVTWN MAIN ST							
						YELLOWSTONE LANDSCAPE			1,089.81	007852
8/20/26	00334	7/31/26	1229061	202607	320-57200-46000		*	3,927.42		
			DECODOR-LIGHTNING STRIKE							
						YELLOWSTONE LANDSCAPE			3,927.42	007853
8/20/26	00334	8/06/26	1239597	202608	320-57200-46000		*	1,586.00		
			AUG 2198 KENDALL CROSSING							
						YELLOWSTONE LANDSCAPE			1,586.00	007854
8/20/26	00334	8/12/26	1243541	202608	320-57200-46000		*	263.89		
			AUG IRR RPR THE HOMESTEAD							
						YELLOWSTONE LANDSCAPE			263.89	007855
8/20/26	00334	8/12/26	1243542	202608	320-57200-46000		*	129.33		
			AUG IRRIG RPR 17 BAYA ST							
						YELLOWSTONE LANDSCAPE			129.33	007856
8/20/26	00334	8/12/26	1243543	202608	320-57200-46000		*	515.12		
			VALV BOX-KENDALL CROSSING							
						YELLOWSTONE LANDSCAPE			515.12	007857
8/24/26	00215	8/20/26	47628	202608	330-57200-34500		*	685.00		
			WATERPROOF SPEAKER/STROBE							
						DYNAMIC SECURITY PROFESSIONALS INC			685.00	007858
8/24/26	00428	5/19/26	1232A	202605	330-57200-45700		*	970.00		
			FIBER OPTIC CABLE DUPLEX							
						FIRST COAST ENTERTAINMENT INC			970.00	007859
8/24/26	00071	8/18/26	23478063	202608	330-57200-34510		*	2,572.64		
			SEC SRVC 08/03-08/16/2026							
		8/18/26	23478063	202608	330-57200-34510		*	446.06		
			MILEAGE							
						GIDDENS SECURITY CORPORATION			3,018.70	007860
8/24/26	00300	8/14/26	15690	202607	310-51300-31500		*	2,314.88		
			JUL GENERAL COUNSEL							
						KILINKSI VAN WYK PLLC			2,314.88	007861
8/24/26	00411	8/18/26	511	202608	320-57200-46102		*	750.00		
			TREE REMOVAL							
						QUILLS TREE SERVICES LLC			750.00	007862

TOTAL FOR BANK A 236,333.56

REDG RIVERS EDGE TLEE

*** CHECK NOS. 007808-007862
RIVERS EDGE - GENERAL
BANK A RIVERS EDGE GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
									TOTAL FOR REGISTER		236,333.56		

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
Rivers Edge 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.: 1060
Terms: Net 30
Invoice date: 06/09/2026
Due date: 07/09/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Services**	Supply & install (1) replacement motor and all new seals and gaskets to the river house feature pump.	1	$4,500.00	$4,500.00

Total **$4,500.00**

Overdue 07/09/2026

Ways to pay

BANK

View and pay

RECEIVED
AUG 04 2026
BY:

Approved RECDD
Submitted to AP 8.4.2026
By Kevin McKendree

Kevin McKendree

Invoice was received on 08/04/26 from Kevin.
Who was going over some invoicing
issues with vendor.
TP 08/04/26

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 # 5350562014
Invoice Date 07/29/2026
Credit Terms NET 30 DAYS
Customer # 10528780
Store# RIVERS EDGE COMMUNITY DEV DISTRICT
Cintas Route LOC #0292 ROUTE 0009
Order # 7065754180
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	
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:	**$41.37**	
Unit	000000000999900999	**Unit Description:**	Other					
400		SERVICE CHARGE		1	EA	$25.95	$25.95	
						Unit Subtotal:	**$25.95**	
						Invoice Sub-total	**$67.32**	
						Tax	**$0.00**	
						Invoice Total	**$67.32**	

RECEIVED
AUG 03 2026
BY:

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

Note

Approved RECDD 1
Submitted to A/P 08-03-26
By Richard Losco
Richard Losco

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: 08/01/2026
Invoice No.: 20834
Due Date: 08/31/2026

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 Bti (AQUABACxt) 8 Treatments - $960/acres Pond Z (8± acres)	$960.00	$960.00

RECEIVED
AUG 03 2026
BY

Approved RECDD
Submitted to AP 8.3.2026
By Kevin McKendree

Kevin McKendree

Total **$5,430.00**
Balance Due **$5,430.00**

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

Thank You For Your Business!

C/S

G & G Excavation & Construction, Inc.

Invoice

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

Date	Invoice #
7/24/2026	4031

Bill To	Job
Riversedge CDD 475 West Town Place Suite 114 St. Augustine, Florida 32092 Attn: Kevin	Rivertown Welcome Center Entrance CDD 1

Job #	Terms

Item	Description	Amount
	G & G Excavation and Construction, Inc. supplied all Equipment, Labor, Material, and Supervision for the following: Job: Welcome Center Entrance CDD 1 Reference: Concrete Work Scope of Work: 7/21 1. Place flowable field concrete in washout behind column and clean up	
Quote	Total cost for the above work	2,550.00

RECEIVED

Thank you for your business!

Total	$2,550.00
Payments/Credits	$0.00
Balance Due	$2,550.00

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

Approved RECDD
Submitted to AP 7.29.2026
By Kevin McKendree

Kevin McKendree

C/S

G & G Excavation & Construction, Inc.

Invoice

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

Date	Invoice #
7/31/2026	4034

Bill To	Job
Riversedge CDD 475 West Town Place Suite 114 St. Augustine, Florida 32092	Riveredge Adventure Park CDD1

Job #	Terms
	Net 30

Item	Description	Amount
Quote	G & G Excavation and Construction, Inc. supplied all Equipment, Labor, Material, and Supervision for the following: Job: Adventure Park CDD1 Reference: Concrete Work Scope of Work: 7/27 - 7/29 1. Demo concrete sidewalk and haul off 2. Form and pour concrete sidewalk 3. Saw cut and clean up Total cost for the above work	3,200.00

RECEIVED
AUG 04 2026
BY:

Approved RECDD
Submitted to AP 8.4.2026
By Kevin McKendree

Kevin McKendree

Thank you for your business!

Total	$3,200.00
Payments/Credits	$0.00
Balance Due	$3,200.00

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

C/S

USA TODAY CO.

LocaliQ

ACCOUNT NAME		ACCOUNT #	INV DATE
Rivers Edge Cdd		764134	07/31/26
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007822997	Jul 1- Jul 31, 2026	$744.46	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$744.46**	

BILLING ACCOUNT NAME AND ADDRESS

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

PAYMENT DUE DATE: AUGUST 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
7/1/26	Balance Forward	$530.96
7/20/26	PAYMENT - THANK YOU	-$421.52
7/20/26	PAYMENT - THANK YOU	-$109.44

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/22/26-7/29/26	SAG St Augustine Record	12491366	Notice of Budget Public Hearing & Regular Meeting		2	2.0000 x 16.75 in	$744.46

RECEIVED
AUG 04 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	$744.46
Service Fee 3.99%	$29.70
*Cash/Check/ACH Discount	-$29.70
*Payment Amount by Cash/Check/ACH	$744.46
Payment Amount by Credit Card	$774.16

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Rivers Edge Cdd		764134		0007822997		$744.46
CURRENT DUE	**30 DAYS PAST DUE**	**60 DAYS PAST DUE**	**90 DAYS PAST DUE**	**120+ DAYS PAST DUE**	**UNAPPLIED PAYMENTS**	**TOTAL CASH AMT DUE***
$744.46	$0.00	$0.00	$0.00	$0.00	$0.00	**$744.46**

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 $774.16

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

0000764134000000000000007822997000744466717 3

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge
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 , 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 07/22/2026, 07/29/2026

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 07/29/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$744.46	
Tax Amount:	$0.00	
Payment Cost:	$744.46	
Order No:	12491366	# of Copies:
Customer No:	764134	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Rivers Edge Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE:	August 19, 2026
TIME:	5:00 p.m.
LOCATION:	Rivertown Amenity Center 156 Landing Street St. Johns, Florida 32259

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Unit Type	Total # of Units	ERU Factor	Proposed Gross O&M Assessment (including collection costs/ early payment discounts)
30-39' Lot	23	0.62	$1,533.64
40-49' Lot	612	0.74	$1,830.47
50-69' Lot	490	0.87	$2,152.04
60-69' Lot	194	1.00	$2,473.61
70-79' Lot	218	1.20	$2,968.34
80+' Lot	81	1.33	$3,289.91

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Duval County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2026. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

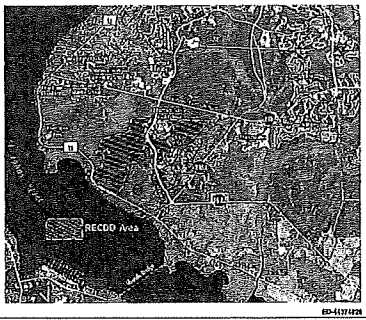
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Governmental Management Services, LLC, 476 West Town Place, Suite 114, St. Augustine, FL 32092 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or 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.

Rivers Edge Community
Development District
District Manager



ED-4171428

C/S

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

INVOICE NO.	23477889
DATE	08/04/26

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 07/20/2026-08/02/2026				
Security Officer	112.00	Hours	22.97	2,572.64
Mileage	586.00	Per	0.655	383.83

RECEIVED
AUG 04 2026
BY:

Approved RECDD1
Submitted to A/P 08-04-26
By Richard Losco
Richard Losco

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

Sub-Total	2,956.47
Sales Tax	
TOTAL($)	$2,956.47

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

Invoice

Invoice #: 294
Invoice Date: 8/1/26
Due Date: 8/1/26
Case:
P.O. Number:

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

RECEIVED
AUG 6 '26
BY

Description	Hours/Qty	Rate	Amount
Management Fees - August 2026		4,670.00	4,670.00
Website Administration - August 2026		146.25	146.25
Information Technology -August 2026		283.92	283.92
Dissemination Agent Services - August 2026		599.75	599.75
Office Supplies		1.17	1.17
Postage		83.28	83.28
Copies		31.95	31.95
Telephone		21.88	21.88

Total	$5,838.20
Payments/Credits	$0.00
Balance Due	$5,838.20

Grau and Associates

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

Phone: 561-994-9299 **Fax: 561-994-5823**

Rivers Edge Community Development District
1001 Bradford Way
Kingston, TN 37763

Invoice No. *29974*
Date *07/30/2026*

RECEIVED
JUL 30 2026
BY:

SERVICE	AMOUNT
Project: Arbitrage - Series 2018 FYE 4/30/2026	
Arbitrage Services	
	$ 600.00
Subtotal:	600.00
Total	600.00
Current Amount Due	$ 600.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

C15

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	071526	PO # 071526	NET 15TH	JC3	7/15/26 1:42

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

SHIP TO:

TERMINAL: 604

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

REWARD NO:19820227380

INVOICE: 429153/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	1581115	PL PREMIUM FASTGRAB 10OZ	11.99	1	11.99 /EA	11.99 N
1	1	EA	3260775	BULB A15 340 LUMEN FROST	3.59	1	3.59 /EA	3.59 N

** AMOUNT CHARGED TO STORE ACCOUNT ** 15.58

TAXABLE	0.00
NON-TAXABLE	15.58
SUB-TOTAL	15.58
TAX AMOUNT	0.00
TOTAL AMOUNT	**15.58**

X
Received By

(CASSIDY, STEVE)

REMITTANCE

CLOSING DATE : 7/31/26
DUE DATE: 8/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

$15.58

NEW BAL: 153.85

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: 7/31/26
DUE DATE : 8/15/26
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
7/15/26	429153	3	I	PO # 071526	15.58		15.58
7/24/26	429205	3	I	PO # 072426	54.03		54.03
7/29/26	429223	3	I	PO # 072926	84.24		84.24

CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	NEW BAL: 153.85
153.85	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
AUG 03 2026
BY:

Approved RECDD
Submitted to AP 8.3.2026
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	072426	PO # 072426	NET 15TH	BLB3	7/24/26 12:48

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: 429205/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	40528	ROLLER TOILET TISSUE WHT	3.99	1	3.99 /EA	3.99 N
3	3	EA	40528	ROLLER TOILET TISSUE WHT	3.99	3	3.99 /EA	11.97 N
1	1	EA	53212	#162 DBLE ENDED BLT SNAP	6.59	1	6.59 /EA	6.59 N
1	1	EA	5333349	ANCHOR HOL WALL3/16LCD10	16.99	1	16.99 /EA	16.99 N
1	1	EA	H116126	SELF DRLN MTL SCRW HEX 12-24X1	14.49	1	14.49 /EA	14.49 N

** AMOUNT CHARGED TO STORE ACCOUNT ** 54.03

TAXABLE	0.00
NON-TAXABLE	54.03
SUB-TOTAL	54.03
TAX AMOUNT	0.00
TOTAL AMOUNT	**54.03**

X
Received By

(CASSIDY, STEVE)

REMITTANCE

CLOSING DATE : 7/31/26
DUE DATE: 8/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

$54.03

NEW BAL: 153.85

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: 7/31/26
DUE DATE : 8/15/26
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
7/15/26	429153	3	I	PO # 071526	15.58		15.58
7/24/26	429205	3	I	PO # 072426	54.03		54.03
7/29/26	429223	3	I	PO # 072926	84.24		84.24

CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	NEW BAL: 153.85
153.85	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
AUG 03 2026
BY:

Approved RECDD
Submitted to AP 8.3.2026
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	072926	PO # 072926	NET 15TH	TMW3	7/29/26 2:47

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

SHIP TO:

TERMINAL: 603

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

REWARD NO:1982022738

INVOICE: 429223/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
2	2	EA	5043333	PADLOCK NUMRC GLD 5/16"	32.99	2	32.99 /EA	65.98 N
4	4	EA	500	MISC SCREWS NUTS OR BOLTS	4.19	4	4.19 /EA	16.76 N
10	10	EA	500	MISC SCREWS NUTS OR BOLTS	0.15	10	0.15 /EA	1.50 N

** AMOUNT CHARGED TO STORE ACCOUNT ** 84.24

TAXABLE	0.00
NON-TAXABLE	84.24
SUB-TOTAL	84.24
TAX AMOUNT	0.00
TOTAL AMOUNT	**84.24**

X
Received By

(CASSIDY, STEVE)

REMITTANCE

CLOSING DATE : 7/31/26
DUE DATE: 8/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

$84.24

NEW BAL: **153.85**

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: 7/31/26
DUE DATE : 8/15/26
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
7/15/26	429153	3	I	PO # 071526	15.58		15.58
7/24/26	429205	3	I	PO # 072426	54.03		54.03
7/29/26	429223	3	I	PO # 072926	84.24		84.24

CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	NEW BAL: 153.85
153.85	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
AUG 03 2026
BY:

Approved RECDD
Submitted to AP 8.3.2026
By Kevin McKendree

Kevin McKendree

C15

poolsure
AN AQUASOL COMPANY

Invoice

Date 8/1/2026
Invoice# 131295636606

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

Terms	Net 20
Due Date	8/21/2026
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	$0.00
Balance Due	$2,826.74

RECEIVED
JUL 20 2026
BY:

Click Here to Pay Now

Approved RECDD
Submitted to AP 7.20.2026
By Kevin McKendree

Kevin McKendree

131295636606

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**

Have to reissue another check because check #7791 came back as counterfeit.
08/06/26
TP

Corbin deNagy
7/17/2026

RECEIVED
AUG 06 2026
BY: TP

RECEIVED
JUL 17 2026
BY:

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

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**

Have to reissue another check because check #7791 came back as counterfeit.
08/06/26
TP

RECEIVED
AUG 06 2026
TP

RECEIVED
JUL 17 2026
BY:

Corbin deNagy
7/17/2026

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

RECEIVED
AUG 06 2026
BY: TP

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

Have to reissue another check because check #7791 came back as counterfeit.
08/06/26
TP

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 32224|
If paying via ACH or wire, please send a remittance advice to cashreceipt@primeeng.com

C15

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	1222
DATE	08/03/2026
TERMS	Net 30
DUE DATE	09/02/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Streetlight not working at 224 Riverwalk Blvd. Replaced LED lamp and cleaned 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
AUG 03 2026
BY:

Approved RECDD
Submitted to AP 8.3.2026
By Kevin McKendree

Kevin McKendree

C/S

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

TMT ELECTRIC
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	1223
DATE	08/03/2026
TERMS	Net 30
DUE DATE	09/02/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Rafter tail Lane and CR 13 roundabout center lights not turning off. Replaced faulty 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
AUG 03 2026
BY:

Approved RECDD
Submitted to AP 8.3.2026
By Kevin McKendree

Kevin McKendree

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:	622616485
DATE:	08/06/2026
ORDER:	622616485

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
08/06/2026	12:59 PM				12:59 PM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	08/06/2026			12:59 PM

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

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

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

RECEIVED
AUG 07 2026
BY:

TECHNICIAN SIGNATURE

M
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:	622616571
DATE:	08/06/2026
ORDER:	622616571

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
08/06/2026	12:59 PM				12:59 PM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	08/06/2026			01:38 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
AMOUNT DUE	$398.52

RECEIVED
AUG 07 2026
BY:

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

TECHNICIAN SIGNATURE

M
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

Vesta

Invoice

Invoice #	433948
Date	07/31/2026
Terms	Net 30
Due Date	08/30/2026
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	131.16	131.16

Total 131.16

RECEIVED
AUG 04 2026
BY:

Corbin deNagy

8/4/2026

Vesta Mileage Report

Name:	Kevin McKendree	Month	Jul-26

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
7/1	Daily mileage	Rivertown	Rivertown	14.6	Riversedge CDD		14.6
7/7	Daily mileage	Rivertown	Rivertown	54.3	iversedge CDD		54.3
7/8	Daily mileage	Rivertown	Rivertown	47.9	iversedge CDD		47.9
7/9	Daily mileage	Rivertown	Rivertown	21	Riversedge CDD		21
7/10	Daily mileage	Rivertown	Rivertown	26.4	iversedge CDD		26.4
7/13	Daily mileage	Rivertown	Rivertown	58.2	iversedge CDD		58.2
7/14	Daily mileage	Rivertown	Rivertown	36.4	iversedge CDD		36.4
7/15	Daily mileage	Rivertown	Rivertown	30.6	iversedge CDD		30.6
7/16	Daily mileage	Rivertown	Rivertown	16.9	iversedge CDD		16.9
7/17	Daily mileage	Rivertown	Rivertown	22.7	iversedge CDD		22.7
7/20	Daily mileage	Rivertown	Rivertown	59.6	iversedge CDD		59.6
7/21	Daily mileage	Rivertown	Rivertown	40.6	iversedge CDD		40.6
7/22	Daily mileage	Rivertown	Rivertown	24.4	iversedge CDD		24.4
7/23	Daily mileage	Rivertown	Rivertown	28.9	iversedge CDD		28.9
7/24	Daily mileage	Rivertown	Rivertown	11.7	iversedge CDD		11.7
7/27	Daily mileage	Rivertown	Rivertown	46.4	iversedge CDD		46.4
7/28	Daily mileage	Rivertown	Rivertown	41.8	iversedge CDD		41.8
7/29	Daily mileage	Rivertown	Rivertown	29.4	iversedge CDD		29.4
7/30	Daily mileage	Rivertown	Rivertown	38.3	iversedge CDD		38.3
7/31	Daily mileage	Rivertown	Rivertown	28.3	iversedge CDD		28.3

Total Mileage	**678**
Reimbursement Rate	**$0.580**
Total Reimbursement	**$393.47**
Date Submitted in Paycom	8/2/26

$131.16

C/S

Vesta

Invoice

Invoice #	433720
Date	08/01/2026
Terms	Net 30
Due Date	08/31/2026
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
8/3/2026

RECEIVED
AUG 03 2026
BY:

C15

PM(P)

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

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

Invoice Number	**263328752**
Customer Number	C3178876
Invoice Date	07/22/2026
Due Date	08/21/2026
Order Date	07/21/2026
Order Number	S163568125
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	1	CT	68.59	68.59
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	3	CT	22.48	67.44

SUBTOTAL:	136.03
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	136.03
Total Due:	136.03

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 29 2026
BY:

Approved RECDD 1
Submitted to A/P 07-29-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	263328752
Invoice Date	07/22/2026
Terms	Net 30
Total Due	**136.03**

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

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

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

C3178876263328752263328752000000136032

C/S

PM(P)

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

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

Invoice Number	**263374190**
Customer Number	C3178876
Invoice Date	07/24/2026
Due Date	08/23/2026
Order Date	07/21/2026
Order Number	S163568125
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX7658AK	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	1	CT	76.97	76.97

SUBTOTAL:	76.97
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	76.97
Total Due:	76.97

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

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

RECEIVED
JUL 29 2026
BY:

Approved RECDD 1
Submitted to A/P 07-29-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	263374190
Invoice Date	07/24/2026
Terms	Net 30
Total Due	**76.97**

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

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

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

C3178876263374190263374190000000000076971

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	263468273
Customer Number	C3178876
Invoice Date	07/29/2026
Due Date	08/28/2026
Order Date	07/28/2026
Order Number	S163715879
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	4	CT	22.48	89.92
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	76.99	76.99
NWLNEBPFGXL	NITRILE EXAM PF GLOVES - BLACK- XLARGE - 5MIL - 100/BX	1	BX	10.99	10.99
FRS3WDS60CME	URINAL SCREEN,THE WAVE,CUC MELON,10/BX	1	BX	36.51	36.51
RCPH216	HANDLE,MOP,GRIPPER,HARDWOOD 12/CS	1	EA	34.36	34.36
RCPH116	SIDE-GATE WOOD WET-MOP HANDLE, 60", NATURAL	1	EA	34.77	34.77

SUBTOTAL:	283.54
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	283.54
Total Due:	283.54

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
AUG 03 2026
BY:

Approved RECDD 1
Submitted to A/P 08-03-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	263468273
Invoice Date	07/29/2026
Terms	Net 30
Total Due	**283.54**

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

C3178876263468273263468273000000000283542

C/5

Weather Engineers, Inc.
Air Conditioning • Heating • Refrigeration • Clean Air Professionals
904-356-3963
www.WeatherEngineers.com

Weather Engineers, Inc.
P.O. Box 37068
Jacksonville, FL 32236
https://weatherengineers.com/

Invoice 115709084
Invoice Date 6/30/2026
Completed Date 6/16/2026
Customer PO #
Payment Term NET60
Due Date 8/29/2026

BILL TO
Rivers Edge CDD 1
140 Landing Street
St Johns, FL 32259 USA

JOB ADDRESS
Rivers Edge CCD 1
140 Landing Street
St Johns, FL 32259 USA

DESCRIPTION OF WORK

On arrival, cleaned evaporator coil in place for unit #1 for the fitness center. Tested operations and system cooling on departure. Informed management here if this doesn't stop the problem we may need to look into replacing the evaporator coil with the drain pan or possible system replacement. We will need to return with 3-16x25x1" filters

SERVICES

DESCRIPTION	QTY	PRICE	TOTAL
Labor	2.78	$110.00	$305.80

MATERIALS

DESCRIPTION	QTY	YOUR PRICE	YOUR TOTAL
7.5MFD 370/440V CAPACITOR	1.00	$36.80	$36.80

SUB-TOTAL DISC & FEES	
SUB-TOTAL	$342.60
TOTAL DUE	$342.60
PAYMENT	$0.00
BALANCE DUE	$342.60

Approved RECDD 1
Submitted to A/P 07-28-26
By Richard Losco
Richard Losco

RECEIVED
JUL 28 2026
BY:

Thank you for choosing WEATHER ENGINEERS, INC

CUSTOMER AUTHORIZATION

I hereby authorize WEATHER ENGINEERS, INC to complete the above work in the amount of $342.60 to be performed.

Sign here Date ~~6/16/2026~~

CUSTOMER ACKNOWLEDGEMENT

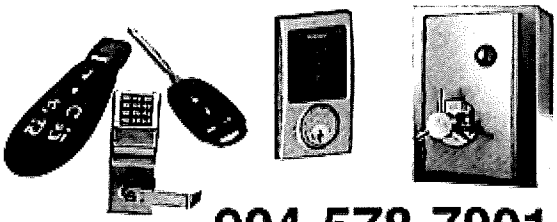
I have inspected all of the work done by Joshua DiPietro. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor pursuant to the contract as agreed.

Sign here [redacted] Date **6/15/2026**

C/S

WE DO LOCKSMITH

AUTOMOTIVE - RESIDENTIAL - COMMERCIAL



904-578-7001
WEDO-LOCKSMITH.COM
Lic# HCLOC14019

8727 OLD KINGS RD S., JACKSONVILLE, FL 32217

Name: Rivers Edge 1 Community Dev. Dist.		Date: 7/30/26	
Address: 475 W Town Place Ste 114			
City: St. Augustine	State: FL	Zip: 32092	
Phone #: 904-477-8392	VIN #:		

Qty.	Description	Unit Price	Price
2	Entry Lever	400.00	800.00
2	Fresh Install LSDA Deadbolt	400.00	800.00
4	Rekey to Master Key	75.00	300.00
1	Service Fee	50.00	50.00
		Subtotal	1,950.00
		Tax	—
		Total	1,950.00

WDL WE DO LOCKSMITH

RECEIVED JUL 31 2026 BY:

Approved RECDD 1
Submitted to A/P 7.31.2026
Submitted by Ken Council
Ken Council

I hereby certify that I have the authority, or have been authorized to order the services listed above. I understand that all sales are final, all charges are indisputable and that there are NO REFUNDS. I agree by signing this invoice for all the services and charges listed above and that payment is due immediately at time of service. I understand that all parts are guaranteed for 30 days from date of service (not including labor) unless otherwise stipulated above.

Signature: Richard Losco Date: 7/30/26

THANK YOU!

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1237154	8/1/2026
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: August 31, 2026

Invoice Amount: $91,599.75

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

Invoice Total **$91,599.75**

RECEIVED
AUG 06 2026

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

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

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 | SHOP | PAY

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

INVOICE

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

INVOICE #	4277764091
INVOICE DATE	08/03/2026
SERVICE TICKET #	4277764091
STORE #	1
SOLD TO #	21060308
PAYER #	21049176
PAYMENT TERMS	NET 10 EOM
SORT #	02800012730
CINTAS ROUTE	22 / DAY 1 / STOP 015

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

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
AUG 07 2026
BY:

Signature :

Cust. Name: RIVERS EDGE CDD
Lynn R 11:15 AM 08/03/26
SoldTo# 0021060308 SO# 4277764091
Invoice Total Payment on Account
$163.07 $0.00

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

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION #0280 / 1595 TRANSPORT CT., / JACKSONVILLE, FL 32218

C/S

Integrated Access Solutions, LLC
6000 Philips Hwy Ste 10
Jacksonville, FL 32216-5958
USA
Service@iasnfl.com

Integrated Access Solutions
INTEGRATION THAT WORKS FOR YOU

INVOICE

BILL TO
Rivers Edge CDD (Rivertown)
475 West Town Pl.
STE. 114
St. Augustine, FL.

INVOICE	6356
DATE	08/10/2026
TERMS	Due on receipt
DUE DATE	08/10/2026

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
08/07/2026	Prox Cards w/Rivertown Logo		500	7.85	3,925.00
	FedEx/UPS/FRIEGHT	Shipping Charges	1	25.00	25.00

Payment Due upon Receipt of Invoice.

Ways to pay

View and pay

SUBTOTAL	3,950.00
TAX	0.00
TOTAL	3,950.00
BALANCE DUE	**$3,950.00**

RECEIVED
AUG 12 2026
BY:

Approved RECDD 1
Submitted to A/P 8.12.2026
Submitted by Ken Council

Richard Losco

C/S

INVOICE

Number: INV0034
Date: Aug 7, 2026

BILL TO:

Rivers Edge CDD I

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

INVOICE FROM:

KIKI Landscape Services LLC

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

Description	Quantity	Unit price	Amount
TRAILER LOADS	**20**	**$100.00**	**$2,000.00**

SUBTOTAL:	**$2,000.00**
TOTAL:	**$2,000.00**
PAID:	**$0.00**
BALANCE DUE	**$2,000.00**

Comments

Eel grass clean up at the Pond behind the Riverhouse.

RECEIVED
AUG 07 2026
BY:

Approved RECDD
Submitted to AP 8.7.2026
By Kevin McKendree

Kevin McKendree

THANK YOU FOR YOUR BUSINESS

C/S

2026 Christmas Display Invoice #635

Rivers Edge CDD - Rivertown Community (Billing)

475 W Town Pl
Saint Augustine, FL 32092
Rlosco@vestapropertyservices.com
(904) 860-7405

Twinkle Nights

admin@twinklenights.com
(844) 820-4613

Site #1 (Site)

140 Landing Dr
Saint Johns, FL 32259

Issue Date: 8/4/2026
Due Date: 8/15/2026

Features

☑ CDD 1

CDD 1 Features and Options Listed Below

☑ Amenity Center Wreaths

Riverhouse Amenity Center-(4) 24" warm white lt wreaths with red bows in upper windows and (1) 48" lit wreath on center window attached with permanent hardware.

3YR

$945.00

☑ Monument Sign/Wall Option #3

Entrance on SR13 and Rivertown Blvd Option #3 = (1) 17ft tall Mini Light tree.

3YR

$1,000.00

Monument Sign Wall Wreath Option

(2) 24" warm white lit wreaths w/ red bows flanking RiverTown words

3YR

$270.00

CDD 2

CDD 2 Features and Options Listed Below

Amenity Center Wreaths

Wreaths with red bows on River Club Amenity Center (3) total 36" warm white lit wreaths on center window above entry. And (2) dormer windows.

3YR

$885.00

Christmas Tree Wrap

Full coverage with 6" spacing of mini lights wrapping 18ft tall Christmas Tree front of Amenity Center.

3YR

$1,675.00

Tree Wraps - Center Island

(10) Trees -Trunks wrapped in warm white minis with 6" spacing

3YR

$1,200.00

☑ Monument Sign Wreaths at Gate Entry

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

3YR

$540.00

☑ Center Island Premium Garland

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

3YR

$460.00

☑ Monument Sign Wreaths - Rafter Tail

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

3YR

$270.00

☑ Premium Garland and Bows at Entry

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

3YR

$2,212.00

☑ Watersong Monument Lights

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

3YR

$393.75

Holly Trees Wrapped

Trees at Watersong canopy wrapped in warm white minis with 6" spacing

3YR

$2,080.00

Watersong Monument Sign Wreaths

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

3YR

$270.00

24in Lit Wreath (WW)

Ground Staked C9's

Warm white lit C9's on ground stakes around garden bed. - May need to adjust location in 2026 due to sprinlkers and reclaimed water.

3YR

$1,187.50

Keystone Corners and Longleaf - Tower Wreaths

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

3YR

$590.00

Keystone Corners and Longleaf - Garland and bows

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

3YR

$2,088.00

Rivertown Main and Longleaf - Tower Wreath

48" Warm white lit wreath with red bow on tower

3YR

$450.00

Rivertown Main and Longleaf - Waterfall walls

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

3YR

$2,884.00

Rivertown Main and Longleaf - Premium Garland - Welcome Center

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

3YR

$2,088.00

CDD 3

CDD 3 Features and Options Listed Below

RiverLodge Amenity Center Monument Sign Wreaths

(2) 24" warm white lit Wreaths with red bows plus 4 pieces of garland on monument sign

3YR

$1,190.00

Pre Lit Garland (WW Lights - 9')

Monuments Hallowes Cove - Premium Garland and Bows

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

3YR

$2,088.00

Monuments Hallowes Cove - Wreaths

Monuments on SR13 and Hallowes Cove warm white lit wreaths

3YR

$270.00

New 2026 Greenbriar and Rivertown Main - Tower Wreaths

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

3YR

$590.00

36in Lit Wreath (WW)

☑ New 2026 Greenbriar and Rivertown Main - Garland and Bows

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

3YR

$2,088.00

Red Bow 12"

Pre Lit Garland (WW Lights - 9')

Payments & Pricing

Payments

No Payments

RECEIVED
AUG 12 2026
BY:

Approved RECDD 1
Submitted to A/P 08-12-26
By Richard Losco
Richard Losco

Pricing

Proposal subtotal	$27,714.25
Proposal tax	$0.00
Proposal total	$27,714.25
Invoice Amount	$13,857.13

Amount Paid	$0.00
Amount Due	$13,857.13

Terms & Conditions

This is an invoice for your Twinkle Nights Service Agreement

A 3.95% Processing fee will be added to all credit card payments.

ACH payments do not have a fee.

You may mail a check that must be received in our office prior to the due date.

Twinkle Nights 4923 NW 6th St., Ste D., Gainesville, FL 32609

Your service is not confirmed until we have received your payment.

Vesta

Invoice

C/S

Invoice #	434164
Date	07/31/2026
Terms	Net 30
Due Date	08/30/2026
Memo	Lifeguard Hours

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

Bill To

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

Description	Quantity	Rate	Amount
Lifeguard hours July	666.78	21.40	14,269.09

Thank you for your business.

Total 14,269.09

RECEIVED
AUG 11 2026
BY

Corbin deNagy
8/11/2026

Billable Services Invoice

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

Invoice: 6.26.2026 – 7.25.2026
Date: 8.1.2026

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
June 26th – July 25th	666.78	$21.40	$14269.09
		TOTAL	$14269.09

Thank you for your business!

Vestа
Vested in your community.

C/S

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

INVOICE

1333985

INVOICE DATE

08/10/2026

MINUTES MATTER®

SOLD TO:	SHIP TO:
Rivers Edge CDD	Rivers Edge CDD
475 West Town Place	140 Landing Street
Suite 114	
Saint Augustine, FL 32092	Saint Johns, FL 32259

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
875693	REC0147		NET 30	11326 Distribution Ave W Jacksonville, FL 32256-2745

COMMENTS

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

Please reference invoice number on payment. Thank You!

Credit card: a surcharge of 3% will be applied to purchases.
Questions Regarding this invoice please contact:
Name: Holly B Bartle
Phone: (904) 268 3030
Email: hbbartle@waynefire.com

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

Remit To:

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

RECEIVED
AUG 10 2026
BY:

Approved RECDD 1
Submitted to A/P - 08-10-26
By Richard Losco
Richard Losco

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

C15

PM(P)

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

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

Invoice Number	**263645813**
Customer Number	C3178876
Invoice Date	08/06/2026
Due Date	09/05/2026
Order Date	08/05/2026
Order Number	S163911957
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	4	CT	22.48	89.92
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	76.99	76.99
NWLNEBPFGXL	NITRILE EXAM PF GLOVES - BLACK- XLARGE - 5MIL - 100/BX	1	BX	10.99	10.99
HERX7658AK	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	2	CT	76.99	153.98
HERX6639AK	LINER,REPRO,33X39 1.5ML,BK 100/CT	1	CT	68.99	68.99
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	41.93	41.93
TCO28600	BAG;WASTE;DOG	1	CT	93.85	93.85
CLO35417	CLOROX CLEAN-UP CLOROX PRO DISINFECTANT SPRAY 9/32FO	3	EA	9.49	28.47

- 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
AUG 07 2026

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

Remittance Section	
Customer Number	C3178876
Invoice Number	263645813
Invoice Date	08/06/2026
Terms	Net 30
Total Due	**632.75**

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

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

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

C3178876263645813263645813000000000632754

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

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

Customer Number	C3178876
Invoice Number	**263645813**
Invoice Date	08/06/2026

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
	- Continued On From Previous Page -				
GPC43714	SOAP FOAM REFILL,GENTLE,PAC BLU ULT,FRAG FREE,4/CT	1	CT	67.63	67.63

SUBTOTAL:	632.75
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	632.75
Total Due:	632.75

C/S

G & G Excavation & Construction, Inc.

Invoice

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

Date	Invoice #
8/14/2026	4042

Bill To	Job
Riversedge CDD 1 475 West Town Place Suite 114 St. Augustine, Florida 32092 Attn: Kevin	Rivertown Welcome Center Entrance CDD 1

Job #	Terms
	Net 30

Item	Description	Amount
Quote	G & G Excavation and Construction, Inc. supplied all Equipment, Labor, Material, and Supervision for the following: Job: Welcome Center Entrance CDD 1 Reference: Concrete Work Scope of Work: 8/12 - 8/13 1. Form and pour concrete pads around elecrical boxes at columns Total cost for the above work	3,500.00

Thank you for your business!

RECEIVED AUG 14 2026

Total	$3,500.00
Payments/Credits	$0.00
Balance Due	$3,500.00

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

Approved RECDD
Submitted to AP 8.14.2026
By Kevin McKendree

Kevin McKendree

C/S

INVOICE

Number: INV0037
Date: Aug 17, 2026

BILL TO:

Rivers Edge CDD I

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

INVOICE FROM:

KIKI Landscape Services LLC

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

Description	Quantity	Unit price	Amount
TRAILER LOADS	**18**	**$100.00**	**$1,800.00**

SUBTOTAL:	**$1,800.00**
TOTAL:	**$1,800.00**
PAID:	**$0.00**
BALANCE DUE	**$1,800.00**

Comments

Eel grass clean up at the pond behind the river house, second round.

Approved RECDD
Submitted to AP 8.17.2026
By Kevin McKendree

Kevin McKendree

RECEIVED
AUG 17 2026
BY:

THANK YOU FOR YOUR BUSINESS

C15

INVOICE

Paver Design Scapes, LLC
101 Marketside Ave Ste 404 PMB 140
Ponte Vedra, FL 320811542

paverdesignscapes@gmail.com
+1 (904) 537-5763

Bill to
Rivers Edge CDD
475 West Town Place suite 114
St. Augustine
Florida
32092
United States

Ship to
Rivers Edge CDD
475 West Town Place suite 114
St. Augustine, Florida 32092
United States

Invoice details
Invoice date: 08/15/2026
Due date: 08/30/2026

Product or service	Description	Qty	Rate	Amount
Paver Repair & Installation	Removal and Installation of pavers on main street entrance. Pavers were pulled and installed to be level with new concrete that was poured to prevent tripping or safety issues	1	$4,800.00	$4,800.00

Total **$4,800.00**

Ways to pay

VISA DISCOVER AMEX BANK PayPal venmo affirm

View and pay

RECEIVED
AUG 17 2026

Approved RECDD
Submitted to AP 8.17.2026
By Kevin McKendree
Kevin McKendree

C 15

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 #499	
Issued	Aug 11, 2026
Due	Aug 26, 2026
Total	**$1,500.00**

SERVICE ADDRESS:

4065 State Road 13 North
St Johns, Florida 32259

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Aug 07, 2026				
Customer Responsibilities	• Ensure Accessibility: All trees scheduled for trimming or removal must be accessible by Quill's Tree Services equipment and personnel. An area equivalent to or greater than the height of the tree being serviced must be cleared of all vehicles and movable objects to prevent potential damage from falling debris. • Subterranean Fixtures Mapping: Prior to commencing any work, ensure that all subterranean fixtures (such as pipes, cables, etc.) are marked on a map and provided to Quill's Tree Services. This is particularly crucial if stump grinding services are requested, as it ensures the safety of underground utilities. • Authorized Representative on Site: An authorized representative with the authority to sign on behalf of the property owner must be present to sign off on completed work while the crew is still on site. This helps ensure that all parties are in agreement before the crew departs.	1	$0.00	$0.00
Tree Removal	Remove one hazardous tree that has uprooted and is currently being suspended by another tree preventing it from falling onto SR 13. Debris pickup will likely have to be from SR 13 for this job.	1	$0.00	$0.00
Additional Pictures		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

Product/Service	Description	Qty.	Unit Price	Total
Haul Debris	We will ensure the removal of organic debris from the job site (excluding any chips resulting from stump grinding, if applicable). **Debris will be cleared from the job site within 24 hours of project completion.**	1	$1,500.00	$1,500.00

RECEIVED
AUG 14 2026

Approved RECDD
Submitted to AP 8.14.2026
By Kevin McKendree

Kevin McKendree

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.

C/S

Quills Tree Services

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

RECIPIENT:

Rivers Edge CDD 1
475 West Town Place
Suite 114
St. Augustine, Florida 32092
Phone: 9046071030

SERVICE ADDRESS:

75 Ashlar Drive
St. John's, Florida 32259

Invoice #500	
Issued	Aug 11, 2026
Due	Aug 26, 2026
Total	**$900.00**

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Aug 07, 2026				
Customer Responsibilities	• Ensure Accessibility: All trees scheduled for trimming or removal must be accessible by Quill's Tree Services equipment and personnel. An area equivalent to or greater than the height of the tree being serviced must be cleared of all vehicles and movable objects to prevent potential damage from falling debris. • Subterranean Fixtures Mapping: Prior to commencing any work, ensure that all subterranean fixtures (such as pipes, cables, etc.) are marked on a map and provided to Quill's Tree Services. This is particularly crucial if stump grinding services are requested, as it ensures the safety of underground utilities. • Authorized Representative on Site: An authorized representative with the authority to sign on behalf of the property owner must be present to sign off on completed work while the crew is still on site. This helps ensure that all parties are in agreement before the crew departs.	1	$0.00	$0.00
Tree Removal	Remove two dead trees located across from 75 Ashlar Dr. The area is swampy so we will want to bring all our PPE to mitigate any issues that may arise.	2	$450.00	$900.00

Quills Tree Services

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

Total	**$900.00**

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.

Approved RECDD 1
Submitted to AP 8.14.2026
By Kevin McKendree

Kevin McKendree

AUG 14 2026

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	1224
DATE	08/14/2026
TERMS	Net 30
DUE DATE	09/13/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Streetlight not working on Edisto Ct. Replaced corroded wires. Installed new socket and LED bulb. Cleaned globe and fixture. 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
AUG 18 2026
BY:

Approved RECDD
Submitted to AP 8.18.2026
By Kevin McKendree

Kevin McKendree

C15

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

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	1226
DATE	08/14/2026
TERMS	Net 30
DUE DATE	09/13/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Streetlight not working on Coosaw Ct. Replaced corroded wires. Installed new socket and LED bulb. Cleaned globe and fixture. 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
AUG 18 2026
BY:

Approved RECDD
Submitted to AP 8.18.2026
By Kevin McKendree

Kevin McKendree

C/S

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

TMT ELECTRIC
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	1227
DATE	08/14/2026
TERMS	Net 30
DUE DATE	09/13/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Treelights on Kendall Crossing at the Main Street and Homestead monuments bridge are missing. Installed six new mounting caps and LED treelights along the sidewalk. Repaired damaged wiring. Verified correct operation upon completion.	1,350.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	1,350.00
TAX	0.00
TOTAL	1,350.00
BALANCE DUE	**$1,350.00**

RECEIVED
AUG 17 2026

Approved RECDD
Submitted to AP 8.17.2026
By Kevin McKendree

Kevin McKendree

C/S

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

TMT ELECTRIC
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	1228
DATE	08/14/2026
TERMS	Net 30
DUE DATE	09/13/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Two tree lights on Rivertown Blvd. not working. Replaced LED fixtures and mounting caps. Extended conduits and wires. Verified correct operation upon completion.	660.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	660.00
TAX	0.00
TOTAL	660.00
BALANCE DUE	**$660.00**

RECEIVED
AUG 17 2026

Approved RECDD
Submitted to AP 8.17.2026
By Kevin McKendree
Kevin McKendree

Vesta

C/S

Invoice

Invoice #	434239
Date	07/31/2026
Terms	Net 30
Due Date	08/30/2026
Memo	Lifeguard Hours

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

Bill To

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

Description	Quantity	Rate	Amount
Additional lifeguard hours June	166.97	21.40	3,573.16

Thank you for your business.

Total 3,573.16

Invoice received 08/13/2026

Corbin deNagy

8/17/2026

RECEIVED
AUG 17 2026
BY:

Billable Services Invoice

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

Invoice: 5.26.2026 – 6.25.2026A
Date: 8.11.2026

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	166.97	$21.40	$3573.16
		TOTAL	$3573.16

Thank you for your business!

Vestа
Vested in your community.

Vesta

C/S

Invoice

Invoice #	434240
Date	07/31/2026
Terms	Net 30
Due Date	08/30/2026
Memo	Lifeguard Hours

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

Bill To

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

Description	Quantity	Rate	Amount
Additional lifeguard hours July	41.59	21.40	890.03

Thank you for your business.

Total 890.03

Invoice received 08/13/2026
Corbin deNagy
8/17/2026

RECEIVED
AUG 17 2026
BY:

Billable Services Invoice

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

Invoice: 6.26.2026 – 7.25.2026A
Date: 8.11.2026

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
June 26th – July 25th	41.59	$21.40	$890.03
		TOTAL	$890.03

Thank you for your business!

Vestа
Vested in your community.

C/S

PM(P)

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

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

Invoice Number	**263761041**
Customer Number	C3178876
Invoice Date	08/12/2026
Due Date	09/11/2026
Order Date	08/11/2026
Order Number	S164051653
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX7658AK	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	3	CT	76.99	230.97
HERX6639AK	LINER,REPRO,33X39 1.5ML,BK 100/CT	2	CT	68.99	137.98
TCO28600	BAG;WASTE;DOG	1	CT	103.24	103.24
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	3	CT	22.48	67.44

SUBTOTAL:	539.63
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	539.63
Total Due:	539.63

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

RECEIVED
AUG 13 2026
BY:

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

Approved RECDD 1
Submitted to A/P 08-13-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	263761041
Invoice Date	08/12/2026
Terms	Net 30
Total Due	**539.63**

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

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

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

C3178876263761041263761041000000539637

C/S

Weather Engineers, Inc.
Air Conditioning • Heating • Refrigeration • Clean Air Professionals
904-356-3963
www.WeatherEngineers.com

Weather Engineers, Inc.
P.O. Box 37068
Jacksonville, FL 32236
https://weatherengineers.com/

Invoice 107748117
Invoice Date 6/22/2026
Completed Date 6/22/2026
Customer PO #
Payment Term NET30
Due Date 7/22/2026

BILL TO
Rivers Edge
475 West Town Place #114
St. Augustine, FL 32092 USA

JOB ADDRESS
Rivers Edge CCD 1
140 Landing Street
St Johns, FL 32259 USA

DESCRIPTION OF WORK

Upon inspection found System #2 circuit B still low on refrigerant. Recommend system replacement as unit is poor mechanical condition and is around 15 years old. As previously mentioned in last maintenance.

The Commercial preventative maintenance inspection was performed as according to the Maintenance Contract. All units are online, cooling (unless otherwise noted), and were tested and cleaned for proper operation. Filters were replaced, drain pans, lines, and condensate pumps were cleaned, all coils were washed, electrical components and connections, amps, volts, microfarads, refrigerant pressures, temperature splits, coils, and motors were all checked as according to the Commercial Maintenance Contract.

SERVICE	DESCRIPTION	QTY
Commercial Maintenance Jax	Rivers Edge CDD 1 1st of 4 Commercial Maintenance Visits	1.00

EQUIPMENT	DESCRIPTION	MODEL	BRAND	QTY

AUG 14 2026

SUB-TOTAL DISC & FEES	
SUB-TOTAL	$247.73
TOTAL DUE	$247.73
PAYMENT	$0.00
BALANCE DUE	$247.73

Approved RECDD 1
Submitted to A/P - 08-14-26
By Richard Losco
Richard Losco

Thank you for choosing WEATHER ENGINEERS, INC

CUSTOMER AUTHORIZATION

I hereby authorize WEATHER ENGINEERS, INC to complete the above work in the amount of $247.73 to be performed.

Sign here

Date **6/22/2026**

CUSTOMER ACKNOWLEDGEMENT

I have inspected all of the work done by Matt Tucci. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work

provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor pursuant to the contract as agreed.

Sign here Date **6/22/2026**

C/S

Weather Engineers, Inc.
Air Conditioning • Heating • Refrigeration • Clean Air Professionals
904-356-3963
www.WeatherEngineers.com

Weather Engineers, Inc.
P.O. Box 37068
Jacksonville, FL 32236
https://weatherengineers.com/

Invoice 107749132
Invoice Date 6/22/2026
Completed Date 6/22/2026
Customer PO #
Payment Term NET30
Due Date 7/22/2026

BILL TO
Rivers Edge 1
475 West Town Place #114
St. Augustine, FL 32092 USA

JOB ADDRESS
Rivers Edge CDD 1
156 Landing Street
St Johns, FL 32259 USA

DESCRIPTION OF WORK

The Commercial preventative maintenance inspection was performed as according to the Maintenance Contract. All units are online, cooling (unless otherwise noted), and were tested and cleaned for proper operation. Filters were replaced, drain pans, lines, and condensate pumps were cleaned, all coils were washed, electrical components and connections, amps, volts, microfarads, refrigerant pressures, temperature splits, coils, and motors were all checked as according to the Commercial Maintenance Contract.

SERVICES

DESCRIPTION	QTY	PRICE	TOTAL
Rivers Edge CDD 1 1st of 4 Commercial Maintenance Visits	1.00	$247.73	$247.73

RECEIVED
AUG 16 2026

Approved RECDD 1
Submitted to A/P 08-16-26
By Richard Losco
Richard Losco

SUB-TOTAL DISC & FEES	
SUB-TOTAL	$247.73
TOTAL DUE	$247.73
PAYMENT	$0.00
BALANCE DUE	$247.73

Thank you for choosing WEATHER ENGINEERS, INC

CUSTOMER AUTHORIZATION

I hereby authorize WEATHER ENGINEERS, INC to complete the above work in the amount of $247.73 to be performed.

Sign here [redacted] Date **6/22/2026**

CUSTOMER ACKNOWLEDGEMENT

I have inspected all of the work done by Alexsey Larin. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor pursuant to the contract as agreed.

Sign here

Date **6/22/2026**

C15

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

INVOICE

BILL TO	SHIP TO	SHIP DATE	08/14/2026	INVOICE	24450
Rivertown - St Johns FL	Rivertown - St Johns FL	SHIP VIA	UPS	DATE	08/14/2026
Rivers Edge CDD	140 LANDING ST			TERMS	Net 30
475 West Town Place Suite 114	SAINT JOHNS, FL 32259 US			DUE DATE	09/13/2026
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	1	69.76	69.76

INVOICE # MUST APPEAR ON ALL EFT & CHECK PAYMENTS.

Ways to pay

View and pay

SUBTOTAL	465.60
TAX	0.00
TOTAL	465.60
BALANCE DUE	**$465.60**

Approved RECDD 1
Submitted to A/P 08-14-26
By Richard Losco
Richard Losco

RECEIVED
AUG 14 2026

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1222809	7/17/2026
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 16, 2026

Invoice Amount: $406.58

Description	Current Amount
July irrigation repairs-2026******87 Perdido******	
Irrigation Repairs	$406.58

RECEIVED
AUG 14 2026
BY

Invoice Total **$406.58**

Approved RECDD 1
Submitted to A/P 08-14-26
By Richard Losco
Richard Losco

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

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. #	CDD1
NAME	RIVER TOWN
ADDRESS	87 PERDIDO ST
DATE	7/9/2026

#				EXTENTION
3		REPLACE BROKEN 6" SPRAY + NOZZLE	$ 11.61	$ 34.83
2		REPLACE NON TURNNING ROTORS	$ 22.85	$ 45.70
1		PEPLACE BROKEN 12" SPRAY HEAD	$ 25.00	$ 25.00
3		NOZZLES	$ 2.55	$ 7.65
6		DBY	$ 2.40	$ 14.40
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
			PARTS TOTAL	$ 127.58

DATE	DESCRIPTION	HOURS	RATE	TOTAL
7/9/2026	TECH	3	$ 93.00	$ 279.00
				$ -
				$ -
				$ -
				$ 279.00

COMMENTS :ZONE 9,11,12,17 AND 18 WAS NOT WORKING HAD TO LOCATE
CUT COMMON WIRE BACK OF 370 PERDIDO ST

	MATERIALS	$ 127.58
	LABOR & RENTAL	$ 279.00
stop		
	TOTAL	$ 406.58

DATE COMPLETED 7/9/26 TECHNICIAN davon albert CLIENT

C/5

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1223768	7/21/2026
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 20, 2026

Invoice Amount: $230.90

Description	Current Amount
July irrigation repairs-2026******Chipola Trail******	
Irrigation Repairs	$230.90

Invoice Total **$230.90**

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AUG 14 2026

Approved RECDD 1
Submitted to A/P 08-14-26
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	RIVER TOWN
ADDRESS	CHIPOLA TRL
DATE	7/13/2026

#				EXTENTION
2		non turning rotors	$ 22.85	$ 45.70
2		broken rotors	$ 22.85	$ 45.70
6		raise rotors for better coverage		$ -
2		straightened rotors		$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
			PARTS TOTAL	$ 91.40

DATE	DESCRIPTION	HOURS	RATE	TOTAL
7/13/2026	tech	1.5	$ 93.00	$ 139.50
				$ -
				$ -
				$ -
				$ 139.50

COMMENTS :

	MATERIALS	$ 91.40
	LABOR & RENTAL	$ 139.50
	TOTAL	$ 230.90

DATE COMPLETED 7/13/26 TECHNICIAN davon albert CLIENT

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1223769	7/21/2026
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 20, 2026

Invoice Amount: $347.62

Description	Current Amount
July irrigation repairs-2026******484 Indian Grass******	
Irrigation Repairs	$347.62

AUG 14 2026

Invoice Total **$347.62**

Approved RECDD 1
Submitted to A/P 08-14-26
By Richard Losco
Richard Losco

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

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. #	cdd1
NAME	RIVER TOWN
ADDRESS	484 indan grass dr
DATE	7/8/2026

#		Bill after inspection			EXTENTION
4		broken 6" spray + nozzles		$ 11.61	$ 46.44
1		broken rotor		$ 22.85	$ 22.85
1		replace bad solenoid		$ 84.98	$ 84.98
2		dby		$ 2.40	$ 4.80
1		nozzle		$ 2.55	$ 2.55
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
				PARTS TOTAL	$ 161.62

DATE	DESCRIPTION	HOURS	RATE	TOTAL
7/8/2026	tech	2	$ 93.00	$ 186.00
				$ -
				$ -
				$ -
				$ 186.00

COMMENTS :replace bad solenoid on zone 20 on cloverbrook rd
zone 2 replace two broken sprays indian grass and orange branch
zone 7 replace broken rotor on keeneland rd
zone 17 replace broken spray on cloverbrook rd
zone 28 replace broken spray on indian grass dr

	MATERIALS	$ 161.62
	LABOR & RENTAL	$ 186.00
	TOTAL	$ 347.62

DATE COMPLETED 7/8/26 TECHNICIAN davon albert CLIENT

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YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1223770	7/21/2026
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 20, 2026

Invoice Amount: $347.86

Description	Current Amount
July irrigation repairs-2026******47 Narrowleaf******	
Irrigation Repairs	$347.86

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AUG 14 2026

Invoice Total **$347.86**

Approved RECDD 1
Submitted to A/P 08-14-26
By 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 NORR0WLEAF DR TIMER
DATE	7/15/2026
	CDD1

#	STOCK ON VALVE		EXTENTION
1	Replace stock on 2" hunter valve	$ 250.06	$ 250.06
2	dby	$ 2.40	$ 4.80
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 254.86

DATE	DESCRIPTION	HOURS	RATE	TOTAL
7/15/2026	tech	1	$ 93.00	$ 93.00
				$ -
				$ -
				$ -
				$ 93.00

COMMENTS :zone 2 was stock on left side of narrowleaf dr mail box
between mail box and house right alone the walk way

MATERIALS	$ 254.86
LABOR & RENTAL	$ 93.00
TOTAL	$ 347.86

DATE COMPLETED 7/15/26 TECHNICIAN DAVON ALBERT CLIENT

C15

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1223771	7/21/2026
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 20, 2026

Invoice Amount: $152.96

Description	Current Amount
July irrigation repairs-2026******Entrance round about******	
Irrigation Repairs	$152.96
Invoice Total	**$152.96**

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AUG 14 2026
BY

Approved RECDD 1
Submittedto A/P 08-14-26
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	RIVER TOWN
ADDRESS	us13 entrance round about
DATE	7/14/2026

#			EXTENTION
1	replace broken rotor	$ 22.85	$ 22.85
1	replace broken 6'' spray heads + nozzles	$ 11.61	$ 11.61
10	clog nozzles	$ 2.55	$ 25.50
1	straightened rotor		$ -
1	rotor adjustment		$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 59.96

DATE	DESCRIPTION	HOURS	RATE	TOTAL
7/14/2026	TECH	1	$ 93.00	$ 93.00
				$ -
				$ -
				$ -
				$ 93.00

COMMENTS :clog nozzles island before us 13 round about
broken rotor exit side and kendall crossing
broken spray right side of us 13 round about

MATERIALS	$ 59.96
LABOR & RENTAL	$ 93.00
TOTAL	$ 152.96

DATE COMPLETED 7/14/26 TECHNICIAN DAVON ALBERT CLIENT

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1227359	7/29/2026
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: August 28, 2026

Invoice Amount: $559.65

Description	Current Amount
July irrigation repairs-2026******53 Lanier St.******	
Irrigation Repairs	$559.65
Invoice Total	**$559.65**

AUG 14 2026

Approved RECDD 1
Submitted to A/P 08-14-26
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	RIVER TOWON
ADDRESS	53 lanier st
DATE	7/16/2026

#	work oder		EXTENTION
1	replace bad decoder	$ 443.80	$ 443.80
1	repair broken rotor	$ 22.85	$ 22.85
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 466.65

DATE	DESCRIPTION	HOURS	RATE	TOTAL
7/16/2026	tech	1	$ 93.00	$ 93.00
				$ -
				$ -
				$ -
				$ 93.00

COMMENTS :zone 12 was not working replace bad decoder infront in field
right side of sale center
replace broken rotor infront in field
replace broken rotor longleaf and rivertownn main st

	MATERIALS	$ 466.65
	LABOR & RENTAL	$ 93.00
	TOTAL	$ 559.65

DATE COMPLETE 7/16/26 TECHNICIAN davon albert CLIENT

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1228435	7/30/2026
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: August 29, 2026

Invoice Amount: $2,242.90

Description	Current Amount
Summer annuals 2026	
Annual Installation	$2,242.90
Invoice Total	**$2,242.90**

RECEIVED
AUG 14 2026

Approved RECDD 1
Submitted to A/P 08-14-26
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
1228436	7/30/2026
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: August 29, 2026

Invoice Amount: $1,089.81

Description	Current Amount
July irrigation repairs-2026******131 Rivertown Main St.******	
Irrigation Repairs	$1,089.81
Invoice Total	**$1,089.81**

RECEIVED
AUG 14 2026

Approved RECDD 1
Submitted to A/P 08-14-26
By Richard Losco
Richard Losco

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

YELLOWSTONE
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COMPLETED WORK

W. O. #	CDD 1
NAME	RIVERTOWN
ADDRESS	131 RIVERTOWN MAIN ST
DATE	7/23/2026

#	REPAIRS MADE AFTER IRRIGATION INSPECTION		EXTENTION
1	non turning rotor	$ 22.85	$22.85
5	broken rotors	$ 22.85	$ 114.25
16	broken 6" spray heads	$ 11.61	$ 185.76
9	clog and broken nozzles	$ 2.55	$ 22.95
			$ -
			$ -
			$ -
	maintenance damage no charge		$ -
12	broken 6" spray head		$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 345.81

DATE	DESCRIPTION	HOURS	RATE	TOTAL
7/23/2026	tech	8	$ 93.00	$ 744.00
				$ -
				$ -
				$ -
				$ 744.00

COMMENTS :broken sprays and rotors betwee longleaf pine and rivertown
main st before the grove and along longleaf pine
a lot of the spray heads stay up after zone shut off so they are getting b roken

	MATERIALS	$ 345.81
	LABOR & RENTAL	$ 744.00
	TOTAL	$ 1,089.81

DATE COMPLETED 7/23/26 TECHNICIAN DAVON ALBERT CLIENT

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YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1229061	7/31/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

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

Invoice Due Date: August 30, 2026

Invoice Amount: $3,927.42

Description	Current Amount
Decoder replacement due to lightning strike	
Irrigation Repairs	$3,927.42
Invoice Total	**$3,927.42**

RECEIVED
AUG 14 2026

Approved RECDD 1
Submitted to A/P 08-14-26
By Richard Losco
Richard Losco

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

YELLOWSTONE
LANDSCAPE

completed

W. O. #	
NAME	**River Town**
ADDRESS	Kendall crossing CDD1
DATE	8/23/2026 · PG OF

#		EACH	EXTNSN
7	Decoders	$443.80	$3,106.00
14	splic kets DBRY	$5.53	$77.42
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 3,183.42

Please stamp here

$

DESCRIPTION	HOURS		RATE	TOTAL
Tech	8	#	$93.00	$744.00
				$ -
				$ -
				$ -
			LABOR & RENTAL TOTAL	$ 744.00

Approved _____

Not Approved _____

Comments:

replacd Decoder Due to lighting strickon timer kendall crosssing near lake Bank and side walk

and side walk near tree line zones 2'3'5 8'12 42'43 needed to replace

PROPOSED WORK	
MATERIALS	$ 3,183.42
LABOR & RENTAL	$744.00
TOTAL	$ 3,927.42

Earl CLIENT _____

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1239597	8/6/2026
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: September 5, 2026

Invoice Amount: $1,586.00

Description	Current Amount
August irrigation repairs - 2026******2198 Kendall Crossing******	
Irrigation Repairs	$1,586.00
Invoice Total	**$1,586.00**

RECEIVED
AUG 14 2026

Approved RECDD 1
Submitted to A/P 08-14-26
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	2198 kendall crossing dr
DATE	7/30/2026

#			EXTENTION
2	solenoid	$ 84.98	$ 169.96
2	decoder	$ 443.80	$ 887.60
1	rotary nozzle	$ 15.00	$ 15.00
4	dby	$ 2.40	$ 9.60
4	DBR/Y	$ 5.53	$ 22.12
2	rotors	$ 22.85	$ 45.70
2	broken 6" sprays + nozzles	$ 11.61	$ 23.22
16	clog nozzles	$ 2.55	$ 40.80
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 1,214.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
7/30/2030	tech	4	$ 93.00	$ 372.00
				$ -
				$ -
				$ -
				$ 372.00

COMMENTS :replace bad decoder and solenoid on zone 19 an 20 was strock by lighting

MATERIALS	$ 1,214.00
LABOR & RENTAL	$ 372.00
TOTAL	$ 1,586.00

DATE COMPLETED 7/30/26 TECHNICIAN davon albert CLIENT

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1243541	8/12/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

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

Invoice Due Date: September 11, 2026

Invoice Amount: $263.89

Description	Current Amount
August irrigation repairs - 2026******The Homestead******	
Irrigation Repairs	$263.89
Invoice Total	**$263.89**

AUG 14 2026

Approved RECDD 1
Submitted to A/P 08-14-26
By Richard Losco
Richard Losco

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

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. #	the homestead cdd1
NAME	RIVER TOWN
ADDRESS	25 RAFTER TAIL LN
DATE	8/3/2026

#	repairs made after irrigation inspection		EXTENTION
4	replace broken 6" sprays + nozzles	$ 11.61	$ 46.44
1	replace broken rotors	$ 22.85	$ 22.85
2	clog nozzles	$ 2.55	$ 5.10
2	replace 12" spray head	$ 25.00	$ 50.00
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 124.39

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/3/2026	TECH	1.5	$ 93.00	$ 139.50
				$ -
				$ -
				$ -
				$ 139.50

COMMENTS :

MATERIALS	$ 124.39
LABOR & RENTAL	$ 139.50
TOTAL	$ 263.89

DATE COMPLETE 8/3/25 TECHNICIAN DAVON ALBERT CLIENT

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1243542	8/12/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

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

Invoice Due Date: September 11, 2026

Invoice Amount: $129.33

Description	Current Amount
August irrigation repairs - 2026******17 Baya St.******	
Irrigation Repairs	$129.33
Invoice Total	**$129.33**

AUG 14 2026

Approved RECDD 1
Submitted to A/P 08-14-26
By Richard Losco
Richard Losco

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

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. #	CDD1
NAME	RIVER TOWN
ADDRESS	17 baya street
DATE	8/4/2026

#				EXTENTION
2		clog nozzes	$ 2.55	$ 5.10
1		replace bubbler	$ 5.34	$ 5.34
1		rotor	$ 22.85	$ 22.85
1		street ell	$ 3.04	$ 3.04
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
			PARTS TOTAL	$ 36.33

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/4/2026	TECH	1	$ 93.00	$ 93.00
				$ -
				$ -
				$ -

COMMENTS :zone 5 peplace broken bubbler
zone 6 replace broken bubbler and street ell in tree roots in play park

	MATERIALS	$ 36.33
	LABOR & RENTAL	$ 93.00
	TOTAL	$ 129.33

DATE COMPLETED 8/4/26 TECHNICIAN Davon albert CLIENT

C/S

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1243543	8/12/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

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

Invoice Due Date: September 11, 2026

Invoice Amount: $515.12

Description	Current Amount
Valve box replacement at Kendall Crossing and Main St.	
Irrigation Repairs	$515.12
Invoice Total	**$515.12**

AUG 14 2026

Approved RECDD 1
Submitted to A/P 08-14-26
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	RIVER TOWON
ADDRESS	CDD1
DATE	8/7/2026

#				EXTENTION
2		replace broken 12" purple valve box	$ 158.17	$ 316.34
2		repair broken 10" round valve box	$ 29.64	$ 59.28
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
			PARTS TOTAL	$ 375.62

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/7/2026	tech	1.5	$ 93.00	$ 139.50
				$ -
				$ -
				$ -
				$ 139.50

COMMENTS :replace broken valve box at longleaf pine and rivertown main st
replace broken valve box infront adventure play park
replace broken valve box at kendall crosssing and fiddlewood dr

	MATERIALS	$ 375.62
	LABOR & RENTAL	$ 139.50
	TOTAL	$ 515.12

DATE COMPLETE 8/7/26 TECHNICIAN davon albert CLIENT

C/S

Dynamic Security Professionals, Inc.

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Invoice

Date	Invoice #
8/20/2026	47628

Bill To	Location
Rivers Edge CDD 1 475 West Town Place Suite 114 St. Augustine, FL 32092	Riverhouse Clubhouse 156 Landing Street St. Johns, Florida 32259

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

Quantity	Description	Rate	Amount
4	Technicians had to trouble shoot NAC circuit #2 which was causing trouble and ground fault on system. Isolated problem to water damaged outdoor speaker strobe on Cabana building. Replaced unit with new weatherproof unit and rewired back to panel. Troubles cleared and system showing normal condition.	85.00	340.00
2	Trip Fee	85.00	170.00
1	Outdoor Weatherproof Speaker/Strobe	175.00	175.00

RECEIVED
AUG 20 2026
BY:

Thank you for your business.

Subtotal	$685.00
Sales Tax (7.5%)	$0.00
Total	$685.00
Payments/Credits	$0.00
Balance Due	$685.00

Approved RECDD 1
Submitted to A/P 8/20/2026
Submitted by Ken Council

Ken Council

C/S

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

Invoice

First Coast Entertainment
Sound Security & Video Integration

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1232	05/19/2026	$970.00	05/20/2026	Due on receipt	

JOB/CUSTOMER	SALES REP	AMOUNT DUE
Rivers Edge 1 CDD 156 Landing	GS	$970.00

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

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

SUBTOTAL	970.00
TAX	0.00
TOTAL	970.00
BALANCE DUE	**$970.00**

Ways to pay

View and pay

RECEIVED
MAY 20 2026
BY:

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

Processed and mailed out on 06/01/26 with check #7680.
Need to reissue check. The check was never received by the vendor.
TP
08/21/26

RECEIVED
AUG 21 2026
BY: TP

"Servicing Northeast Florida for over 35 years!"

C15

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

INVOICE NO.	23478063
DATE	08/18/26

CUSTOMER

Rivers Edge CDD
475 W. Town Place
Suite 114
Saint Augustine, FL 32092

SERVICE LOCATION

Rivertown
39 Riverwalk Blvd
Saint Johns, FL 32259-8621

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

Description	Quantity	Unit of Measure	Price	Amount
Security Service 08/03/2026-08/16/2026				
Security Officer	112.00	Hours	22.97	2,572.64
Mileage	681.00	Per	0.655	446.06

RECEIVED
AUG 18 2026
BY:

Approved RECDD 1
Submitted to A/P 08-18-26
By Richard Losco
Richard Losco

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

Sub-Total	3,018.70
Sales Tax	
TOTAL($)	$3,018.70

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

INVOICE

Invoice # 15690
Date: 08/14/2026
Due On: 09/13/2026

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	+	$2,314.88	) - (	$0.00	) =	**$2,314.88**

RECDD-01

Rivers Edge CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	07/01/2026	Advise regarding legal deficiencies in Rupert bid; prepare notices to bidders.	0.50	$350.00	-	$175.00
Service	LG	07/01/2026	Attend joint meeting for landscape RFP.	0.50	$350.00	100.0%	$0.00
Service	MGH	07/01/2026	Prepare for and attend special joint meeting, including pre-meeting review and analysis of landscape bids and post-meeting discussions with District staff.	1.80	$295.00	-	$531.00
Service	LG	07/01/2026	Review draft agenda and status of pending legal action items.	0.20	$350.00	-	$70.00
Service	MGH	07/01/2026	Review draft agenda and identify legal follow-up items needed.	0.20	$295.00	100.0%	$0.00

Expense	KB	07/01/2026	Travel: Mileage - MGH.	17.60	$0.76	-	$13.38
Service	MGH	07/02/2026	Review District Manager Board meeting notes.	0.10	$295.00	-	$29.50
Service	JK	07/03/2026	Prepare updated end of session bill summary and impacts on CDD operations and documents	0.20	$350.00	-	$70.00
Service	MGH	07/07/2026	Prepare for and attend agenda planning call.	0.20	$295.00	-	$59.00
Service	LG	07/08/2026	Advise regarding enforcement for sod damage.	0.20	$350.00	-	$70.00
Service	LG	07/10/2026	Prepare resolution setting hearing on amended rules of procedure.	0.20	$350.00	-	$70.00
Service	MGH	07/10/2026	Review and provide comments to June meeting minutes; review update on proposed wind phone project.	0.30	$295.00	-	$88.50
Service	LG	07/14/2026	Prepare perpetual easement agreement with AT&T.	0.80	$350.00	-	$280.00
Service	LG	07/14/2026	Prepare FY27 appropriation resolution and assessment resolution.	0.40	$350.00	-	$140.00
Service	MGH	07/15/2026	Review publication information and proofs for FY27 budget and assessment hearings from District Manager and legal advertising team.	0.10	$295.00	-	$29.50
Service	MGH	07/27/2026	Review information related to park sod damage and potential amenity suspension.	0.20	$295.00	-	$59.00
Service	LG	07/28/2026	Finalize general election resolution and send for agenda package.	0.20	$350.00	-	$70.00
Service	LG	07/30/2026	Confer with DeNagy regarding property damage reimbursement; prepare letter regarding same; research and	1.50	$350.00	-	$525.00

			advise regarding spending authority.				
Service	LG	07/31/2026	Prepare mid-year ethics training reminder for supervisors.	0.10	$350.00	-	$35.00
				Line Item Discount Subtotal			**-$234.00**
						Total	**$2,314.88**

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

Please pay within 30 days.

Corbin deNagy
8/20/2026

RECEIVED
AUG 20 2026
BY:

C/S

Quills Tree Services

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

RECIPIENT:

Rivers Edge CDD 1
475 West Town Place
Suite 114
St. Augustine, Florida 32092
Phone: 9046071030

Invoice #511	
Issued	Aug 18, 2026
Due	Sep 02, 2026
Total	**$750.00**

SERVICE ADDRESS:

38 Sawyer Cove
St Johns, Florida 32259

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Aug 15, 2026				
Tree Removal	Remove one dead tree located out back near the preserve. Leave all debris in the preserve out of sight from the homeowner.	1	$750.00	$750.00

RECEIVED
AUG 19 2026
BY:

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

Total **$750.00**

Approved RECDD
Submitted to AP 8.19.2026
By Kevin McKendree

Kevin McKendree

D.

Docusign Envelope ID: 914059A2-F633-81CE-818A-0F9BF09AA7BD

Rivers Edge

Community Development District

FY 26 Pond Conveyance Funding Request #1*

September 24, 2026

PAYEE		GENERAL FUND
Kilinski | Van Wyk PLLC - Invoice 14824	$	158.50
Kilinski | Van Wyk PLLC - Invoice 15217		35.00
Kilinski | Van Wyk PLLC - Invoice 15928		455.00
Total:	**$**	**648.50**

Please make check payable to:
Rivers Edge CDD
475 W Town Place Suite 114
Saint Augustine, FL 32092

Signature: Signed by: 5E58873323B84CB...
Chairman/Vice Chairman

Signature: Signed by: Corbin deNagy 9C8879D789D84CC...
Secretary/Asst. Secretary

* Funding Agreement Between the Rivers Edge Community Development District and Mattamy Jacksonville LLC for Stormwater Pond Conveyance, effective March 19, 2026

Docusign Envelope ID: 914059A2-F633-81CE-818A-0F9BF09AA7BD

KILINSKI | VAN WYK

INVOICE

Invoice # 14824
Date: 04/20/2026
Due On: 05/20/2026

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	+	$158.50	) - (	$0.00	) =	**$158.50**

RECDD-103

Rivers Edge CDD - Mattamy Pond Conveyance

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	03/18/2026	Review and approve proposed changes to pond conveyance funding agreement.	0.20	$350.00	$70.00
Service	MGH	03/25/2026	Analyze Supervisor Cameron feedback regarding stormwater pond transfer with Mattamy; review District Manager meeting notes and identify legal follow-up items needed.	0.30	$295.00	$88.50
					Total	**$158.50**

Corbin deNagy
9/17/2026

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

Please pay within 30 days.

Docusign Envelope ID: 914059A2-F633-81CE-818A-0F9BF09AA7BD

KILINSKI | VAN WYK

INVOICE

Invoice # 15217
Date: 06/17/2026
Due On: 07/17/2026

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**
($158.50	+	$35.00	) - (	$0.00	) =	**$193.50**

RECDD-103

Rivers Edge CDD - Mattamy Pond Conveyance

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	05/04/2026	Confer with district engineer regarding additional explanatory materials.	0.10	$350.00	$35.00
					Total	**$35.00**

Corbin deNagy

9/17/2026

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

Please pay within 30 days.

Docusign Envelope ID: 914059A2-F633-81CE-818A-0F9BF09AA7BD

INVOICE

Invoice #15928
Date:09/14/2026
Due On:10/14/2026

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314
Rivers Edge CDD
475 West Town Place Suite 114
St. Augustine, Florida
32092

Rivers Edge CDD - Mattamy Pond Conveyance
RECDD-103

Current Invoice: $455.00

Issue Date: **09/14/2026**

Invoice Number	Due On	Amount Due (USD)	Balance Due (USD)
15928	10/14/2026	$455.00	$455.00
		Invoice Balance	**$455.00**

Other Invoices: Rivers Edge CDD - Mattamy Pond Conveyance

Invoice number	Due On	Amount Due (USD)	Balance Due (USD)
14824	05/20/2026	$158.50	$158.50
15217	07/17/2026	$35.00	$35.00
		Outstanding Balance:	**$193.50 USD**

Rivers Edge CDD - Mattamy Pond Conveyance

Type	Date	Attorney Name	Description	Quantity	Rate (USD)	Total (USD)
Service	08/11/2026	LG	Confer with deNagy regarding terms of property sale agreement.	0.30	$350.00	$105.00
Service	08/17/2026	LG	Prepare real estate purchase and sale agreement.	1.00	$350.00	$350.00
					Subtotal	**$455.00 USD**

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

Corbin deNagy

9/17/2026

Docusign Envelope ID: 914059A2-F633-81CE-818A-0F9BF09AA7BD

Please pay within 30 days.

FOURTH ORDER OF BUSINESS

A.

Subject: October 2026 Landscape Report – River's Edge CDD I, II & III

Hello,

Please find the October 2026 landscape report for River's Edge CDD I, II & III below.

General Maintenance

October service work will include regular mowing, edging, string trimming, shrub pruning, weed control, mulch-bed applications, and removal of unwanted tree shoots.

Crews will continue addressing moss throughout the property. Minor limb cleanup will be completed within routine service, and larger tree work will be coordinated with the arbor team when required.

Representatives from Mattamy, Vesta, and Yellowstone will continue their monthly walkthroughs to review conditions, identify priorities, and uphold community landscape standards.

Turf will be maintained at appropriate fall mowing heights during October. Temporary scalping may be visible in isolated locations as crews encourage improved density and healthier long-term growth.

Playground mulch zones will be reviewed during scheduled visits, and areas with insufficient coverage will be corrected as needed.

Seasonal flowers will be installed on October 13, 2026.

Irrigation

Irrigation technicians will inspect system operation throughout October and complete repairs identified during routine checks.

Watering is planned for three days each week, with station run times adjusted in response to rainfall, temperatures, and turf needs.

The team will continue evaluating water-saving improvements, including removal of unnecessary bubblers and confirmation that rain sensors are operating properly.

Fertilization & Chemical Treatments

Selective weed treatments will be applied during October to reduce pressure in turf areas and improve the property's overall uniformity.

Planned granular fertilizer applications will provide seasonal nutrition and help sustain turf vigor through the fall transition.

Arbor Care

Tree maintenance will be performed where necessary, including elevating low branches to improve clearance, sightlines, presentation, and overall tree structure.

The October program will focus on dependable routine service, efficient irrigation, proactive turf treatments, and continued attention to the appearance of River's Edge.

Thank you,

D.

1.

Rivers Edge Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☑ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☑ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☑ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☑ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☑ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☑ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☑ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☑ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

Rivers Edge Community Development District

District Manager:_____ Date:_____

Print Name:_____

Rivers Edge Community Development District

2.

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

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

Rivers Edge Community Development District

District Manager:_____ Date:_____

Print Name:_____

Rivers Edge Community Development District

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: ***10/21/2026*** *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.

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 is closed and demo began September 21st. Demo is complete. Plumbing has been relocated and stubbed up. Electrical is next as we wait on flooring and cabinets to arrive.

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. This is now complete.

Groves Playground:
Delivery and construction began this week on September 21st. This is now complete.

RiverHouse Parking Lot Lighting:
New lighting from FPL was approved in September that will fully illuminate the parking lot of the RiverHouse.

Eel Grass in Pond B behind RiverHouse:
The dead eel grass in pond B continues to be an issue. Our in-house team is now placing buoy lines out in the water when it shifts to the coves so that it does not spread around which makes harvesting it impossible. We have now harvested this 5 times, and the pond is much improved. We will continue harvesting until the pond is presentable.

Yoga Room Ceiling:
The drop ceiling in the yoga room was filthy and moldy. We had new tiles installed and the vents/ducts cleaned. This is now complete.

Competition Pool Motor:
The electrical components that power up the lap pool motor were overheating and shutting off the motor the week of the 1st. We replaced the VFD and some wiring that was compromised. We are up and running currently.

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. The replacement beam has been installed. This is now fully complete.

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.

Fountain at Keystone Corners:
The fountain at the Keystone Corners entrance has been down for a month. I have been dealing with the warranty department at the manufacturer. They are shipping a new motor for the unit under warranty.

Bathroom Faucets at RiverClub:
Three out of the four-bathroom faucets at the RiverClub became unoperational due to their age. We had new commercial grade faucets installed but without the motion sensors as this is what always malfunctions. The new faucets are like what is at the RiverLodge. This is now complete.

CDD III

Golf Cart:
The new maintenance golf cart was approved in August's meeting and is currently being built by Mad Dog Customs. This has arrived.

Springs Play Park:
Benches, a bike rack and a trash can are being added to the Springs Play Park. Concrete pads have been poured, and we are awaiting the arrival of the products.

(Continued)

RIVERTOWN

RECDD's Lifestyle Report

Date of report: ***10/21/2026*** *Submitted by:* ***Kim Fatuch***

October Events

- 10.8.26 – Music Bingo
  - Monthly Music Bingo kicks off on the 8th
- 10.9.26 – Last day of Rocktober ticket sales
  - 35 tickets left for Rocktober. We anticipate them selling out today.
- 10.10.26 – Fall Festival
  - Cancelled due to weather, will be rescheduled for November 7th
- 10.18.26 – Sunjammer Concert at the Amp
  - Electic Jacksonville cover band providing a 3-hour concert for all residents
  - Food truck, mobile bar and yard games available
- 10.22.26 -Halloween Trivia
  - Bringing back some theme trivia to get the neighbors in the spirit of the season
  - Bigger prizes and costumes encouraged
- 10.23.26 – Emily Mikus in the café
  - Rivertown's favorite country girl bringing the tunes for a fun vibe in the café
- 10.24.26 – Rocktober on the River
  - Ticketed Adults only event
  - 500 tickets, as of today 464 tickets sold
  - Don't Call Me Shirley playing at the amp along with some themed fun all around and food trucks
  - DJ in the café, drink specials, staff in costumes.

(Continued)

RIVERTOWN

RECDD's Amenity Manager Report

Date of Report: ***10/21/2026*** *Submitted by:* ***Ken Council & Richard Losco***

The ceiling tiles were replaced in the RiverHouse group fitness room Monday, 9/28/2026 & Tuesday, 9/29/2026. Commercial Fitness was out on 10/7/2026 to replace all torn equipment padding, replace the belt on the middle treadmill, and to deliver 2 new Olympic barbells for the RiverHouse Gym. A Service order has been placed for the repair of a treadmill and the replacement of torn strength machine and bench upholstery 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 ceiling tiles were replaced in the RiverHouse group fitness room Monday, 9/28/2026 & Tuesday, 9/29/2026.
- Commercial Fitness was out on 10/7/2026 to replace all torn equipment padding, replace the belt on the middle treadmill, and to deliver 2 new Olympic barbells for the RiverHouse Gym.

RiverClub *Closed Tuesdays*

Amenity Hours:

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

Other Updates:

- The RiverClub pool entrance gate magnetic lock was repaired on 9/23/2026.

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 Saturdays & Sundays through 9/27/2026.

Lazy River, Lounge Area, & Volleyball Court Hours:

- 10am – 30 minutes before sunset

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- A Service order has been placed for the repair of a treadmill and the replacement of torn strength machine and bench upholstery in the RiverLodge Gym.

(Continued)

RIVERTOWN

RECDD's Café Report

Date of report: ***10/21/2026*** *Submitted by:* ***Lisa McCormick & Richard Losco***

The RiverClub Café wrapped up its summer season on an exceptionally high note, with net sales totaling $83,951 for the month of August. Strong community turnout for events like music bingo and live music drove major sales volume, allowing us to expand our operating margins through strict expense controls.

The Café is also filling the tables with college and professional sports and looks forward to heightened traffic flows in September and October with anticipated Oktoberfest celebrations and Halloween activities.

Net Sales totaled $83,951 compared to $75,682 prior year, an 11% increase. Wages as a percentage of net sales were 26.6% and Food and Beverage at 40.5% of net sales.

- Cost of Goods Sold (Food and Beverage) was @ 40.5% in the month of August, compared to 39.7% prior year.

Food & Beverage as % of Revenue:

Target	**12-Month**	**% Rate – 40%**
Optimal	**12-Month**	**% Rate – 35%**
Actual	**August '26**	**% Rate – 41%**

- Gross Wages as % of net sales were 26.6% in the month of August, compared to 30.5% prior year.

Gross Wages as % of Revenue:

Target	**12-Month**	**% Rate – 35%**
Optimal	**12-Month**	**% Rate – 30%**
Actual	**August '26**	**% Rate – 27%**

The RiverClub Café is one of the great benefits that the community has to offer to its residents and is a vital neighborhood amenity. The Café is the only dining option within walking or golf-cart distance for thousands of homes.

Our goal is to safeguard the physical and financial assets of the Café while permanently protecting access, usage, and enjoyment of this premier neighborhood amenity. Resident satisfaction and value are our top priorities. We are very optimistic for the new season ahead with strong financial footing, and an appreciation for the community which we are privileged to serve.

FLORIDA WATERWAYS INC.

Customer Service Report

Customer:	Rivertown	Date of Visit:	9/30/2026
Field Biologist:	Cameron Ganim	Weather:	87 °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
Submersed Weeds															
Shoreline Grasses & Brush				x	x	x	x	x	x	x	x			x	
Floating Weeds														x	
Mosquito Larvicide															
Harvester			x												
Inspection		x													
Debris Removal	x											x	x		
Dissolved Oxygen					7									7	8

Comments: Shoreline grasses, algae and floating weeds were treated on multiple ponds on site. Debris was also removed from multiple ponds this month. Barriers on a lot of ponds were cleaned this month due to increased rain.

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

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

Field Biologist: Cameron Ganim

FDACS License: CM28894

Date of Visit: 9/30/2026

Weather: 87 °F High

20%

Waterway and Ditch Treatments

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

Comments:

Carp Program

- ☐ Carp Observed
- ☐ Barriers Inspected

Flow

- ☐ None
- ☐ Slight
- ☐ Visible

Water Clarity

- ☐ < 1 '
- ☐ 1-2'
- ☐ 2-4'
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- ☐ Ducks
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- ☐ Ibis
- ☐ Turtles
- ☐ Snakes
- ☐ Alligator
- ☐ Frogs
- ☐ Other Species: _____

Native/Beneficial Vegetation Noted

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- ☐ 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

Field Biologist: Cameron Ganim

FDACS License: CM28894

Date of Visit: 9/30/2026

Weather: 87 °F High

20%

Waterway and Ditch Treatments

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

Comments:

Carp Program

- ☐ Carp Observed
- ☐ Barriers Inspected

Flow

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- ☐ Slight
- ☐ Visible

Water Clarity

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- ☐ Turtles
- ☐ Snakes
- ☐ Alligator
- ☐ Frogs
- ☐ Other Species: _____

Native/Beneficial Vegetation Noted

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Customer Service Report

Customer:	Rivertown	Date of Visit:	9/30/2026
Field Biologist:	Cameron Ganim	Weather:	87 °F High
FDACS License:	CM28894		20%

A

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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:	9/30/2026
Field Biologist:	Cameron Ganim	Weather:	87 °F High
FDACS License:	CM28894		20%

CR2

CR4

CR5

CR6

CR8

DD

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

Customer Service Report

Customer:	Rivertown	Date of Visit:	9/30/2026
Field Biologist:	Cameron Ganim	Weather:	87 °F High
FDACS License:	CM28894		20%

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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:	9/30/2026
Field Biologist:	Cameron Ganim	Weather:	87 °F High
FDACS License:	CM28894		20%

I (2)

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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:	9/30/2026
Field Biologist:	Cameron Ganim	Weather:	87 °F High
FDACS License:	CM28894		20%

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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:	9/30/2026
Field Biologist:	Cameron Ganim	Weather:	87 °F High
FDACS License:	CM28894		20%

W

WW

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]	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:	Sergeant [redacted] #10379			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[redacted]	SJSO26CAD220117	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

Total Contacts:6 Citations:1 Warnings:7 Top speed meausred by Radar was, **38 MPH on Keystone Corners

Patrols conducted at RiverTown Main Street and Fawnwood Dr/ Ruskin Dr.

RollKall Invoice#: 7160435

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]	SJSO26CAD228914	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

Total Contacts:1 Citations:0 Warnings:1 Top speed meausred by Radar was, **40 MPH on RiverTown Main St

Patrols conducted at RiverTown Main Street and Fawnwood Dr/ Ruskin Dr.

Very minimal traffic for a Sunday.

RollKall Invoice#: 7253564

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]	SJSO26CAD231932	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

SJSO26OFF010348, SJSO26CAD232079, SJSO26CAD232154, SJSO26CAD232101

Took a report in reference to extenive sod damage at the Rivertown baseball fields (200 Swamp Oak Trail) Appears a vehicle did donuts in the southern most field. No camera footage, and case card was given to SJC Parks and Rec who advised they would immediately begin repairs. Also handled a 911 hangup call and located a juvenile that got lost and separated from his sister coming home from school.
Multiple rounds of patrols conducted throughout the entire neighborhood and conducted a walk through of Hallowes Cove Academy. Very rainy, not much traffic conducted.

RollKall Invoice#: 729927

FIFTH ORDER OF BUSINESS

Rivers Edge CDD - Outside Use Audit			
Name of Group or Business	**Type of Use**	**Description of Activities**	**Compensation to District**
St. Johns Enrichment	License Agreement	Educational opportunities for homeschool students	$2,500
Bartram Trail Swim Team (St. Johns County School Board)	License Agreement	Hish School swim team practices and swim meets	None - direction to negotiate 10% fee
British Swim Schools	License Agreement	Swim lessons in the summer season	10% to district
Bark to Bliss	License Agreement	Dog Training	None - direction to negotiate 10% fee
Riptides Swim Team	License Agreement	Swim team practices and swim meets	Flat fee of $1500
RT Athletics	License Agreement	Tennis, Pickleball and Volleyball Lessons	10% to district
Soccer Shots	License Agreement	Soccer Lessons	2023 renewal provided for 15% of registration fees to District
Well 2 Thrive	License Agreement	Wellness courses for women	10% to district
Soul Line Dancing	Vesta Lifestyle Subcontractor	Line Dancing Lessons	10% to district
F3 Mens Club	Resident Club	men's workout	none
50's Club	Resident Club	50+ club	none
AM Book Club	Resident Club	Book Club	none
Basketball Club	Resident Club	Men's Basketball	none
PM Book Club	Resident Club	Book Club	none

Rivers Edge CDD - Outside Use Audit			
Name of Group or Business	**Type of Use**	**Description of Activities**	**Compensation to District**
Bunco	Resident Club	Women's Bunco	none
50+ Bunco	Resident Club	Women 50+ Bunco	none
Chess Club	Resident Club	Chess Club	none
Bible Club	Resident Club	Women's Bible Study	none
Game Night	Resident Club	Women's Game night	none
Kickball	Resident Club	Adult Kickball	none
Mah Jongg	Resident Club	Mah Jongg	none
PM Mah Jongg	Resident Club	Mah Jongg	none
Men's Social Club	Resident Club	Men's Club	none
Winetasters Club	Resident Club	Winetasting Club	none
Women's Networking	Resident Club	networking meetup	none
Aerobic Classes	Vesta Lifestyle Subcontractor	weekday aerobic classes	none
Step Aerobics	Vesta Lifestyle Subcontractor	Weekday step classes	none
Zumba	Regular Facility Use	Weekday Zumba	none
Yoga	License Agreement	Weekday Yoga	none
Tennis League			

FACILITY USE OPTIONS					
	Regular Facility Use	**Facility Rental**	**Resident Club**	**License Agreement**	**Vesta Lifestyle Subcontractor**
Exclusive reserved space	No	Yes	Yes	Depends on terms of license agreement	Depends on terms of subcontractor agreement
Nonresidents permitted	Only in accordance with adopted guest policies	Yes	No	Depends on terms of license agreement	Depends on terms of subcontractor agreement
Admission fee permitted for event	No	No	No fees except for nominal amounts to cover incidental Club expenditures	Depends on terms of license agreement	Depends on terms of subcontractor agreement
Fee for use	No	Yes – Rental Fee	Yes - Annual Club Fee	Depends on terms of license agreement – standard is 10% of program revenues	Depends on terms of subcontractor agreement
Additional user insurance required	No	Sometimes – depends on nature of event	Sometimes – depends on nature of event	Yes	Yes – as set forth in CDD addendum
Advertisement to the general public	No	No	No	Depends on terms of license agreement	Depends on terms of subcontractor agreement
Commercial activities permitted	No	No	No	Depends on terms of license agreement	Depends on terms of subcontractor agreement
Paperwork required	Amenity Access card form	Facility Use Application	Club Application	License Agreement Information Form; if approved, signed License Agreement drafted by counsel	Vesta subcontractor agreement and CDD addendum
Board approval needed	No	No	No	Yes	No

SIXTH ORDER OF BUSINESS

EVENT/PROGRAM LICENSE AGREEMENT INFORMATION FORM

Please attach additional sheets as needed to provide additional detail.

If approved, the organization will be required to enter into a License Agreement with provisions for insurance, indemnification, etc.

Completed form must be received at least seven (7) days before a regularly scheduled Board meeting for consideration by the Board. Approval or denial is within the Board's sole discretion.

Contact Details

Name of Organization: Rivertown Lacrosse

Contact Person: Scott Hickey

Phone Number: 508-326-1831 E-Mail: rivertownlacrosse@gmail.com

Is the contact person a resident? ☑ Yes □ No

Event/Program Details

□ Single Event ☑ Recurring Event

Date(s): 8 Weekly session, Fall 2026

Proposed Location(s): Riverhouse Soccer Field

Is an Exclusive Reservation Requested? (i.e. – the area is reserved for exclusive use by your group) ☑ Yes □ No

Type of Event/Program: introductory youth lacrosse clinic for boys and girls ages 5-12.

Sessions feature beginner skill stations (cradling, scooping, passing, catching) and small-sided games. Soft training balls only; no contact and no games vs. outside teams.

Who will participate? ☑ Residents Only □ General Public

Estimated Number of Participants: 20-30

Will you charge an admission fee? ☑ Yes; $ sliding scale □ No

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
Resident Programs – Application

Resident Programs are an enhancement to the residents of the Rivers Edge Community Development District ("***District***"). Clubs at the District are designed to help residents and paid users (together, "***Resident(s)***", which shall have the same meaning as the term "Patron(s)" as defined in the District's Policies Regarding District Amenity Facilities (the "***District's Policies***")) to pursue common interests in hobby, recreational, social, service and cultural endeavors, while building community spirit and expanding horizons. Programs should encourage their members to fully participate and enjoy the diverse programs and facilities within the District that make life here so enjoyable and rewarding. All Programs are required to complete the following form in order to receive the benefits offered. Any programs or classes conducted within the community that charge participant fees are required to enter into a License Agreement with the district.
Per the terms of this agreement, **10% of all program revenue must be returned to the district**. This requirement applies to all instructors, vendors, or organizations hosting fee-based programs within the community facilities.

Starting a Program is a three-step process:

A. Complete the form below and return it to the General Manager's Office, as noted below.

B. The District will review the form for completeness and compliance and for availability of District facilities, if applicable.

C. The District will communicate either approval or the reason for denial and next steps.

1. Proposed Program name (see rule #7): Rivertown Lacrosse

2. Name of Program contact: Scott Hickey

3. Address of Program main contact: 113 Coosaw Ct, St Johns County, Florida 32259

Phone Number: 508-326-1831

Email Address: rivertownlacrosse@gmail.com

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

Rivertown Lacrosse is a low-cost, introductory youth lacrosse clinic for boys and girls ages 5–12.

Sessions feature beginner skill stations (cradling, scooping, passing, catching) and small-sided games.

Soft training balls only; no contact and no games vs. outside teams.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager. NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

6. When, including how often, will your Program meet? (Date/Time/Frequency)

8 weekly sessions, Fall 2026: one 4-hour half-field block per week, preferably Saturdays

7. Where do you anticipate your Program will want to meet? Rivertown soccer field (half field)

8. The targeted audience for the Program is: Boys and girls ages 5–12; beginners welcome

9. Please mark which categories are applicable to the Program or Interest Group:
□Arts & Crafts □Community □Culture □Education
□Social ☒Recreation & Leisure ☒Sports & Athletics □ Other

10. If a similar program already exists within the District, what distinguishes your program?

Beginner-first intro clinic (soft balls, minimal equipment); complements existing local club programs.

11. How will you recruit members and encourage participation in Program activities?

Community Facebook groups, rivertownlacrosse.com and word of mouth; fun, low-pressure, affordable sessions.

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

☒Yes □No
How much? Sliding scale to cover all costs; program leader is not receiving any compensation

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

Scott Hickey, Program Leader

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

□Yes ☒No

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

Community Facebook groups, rivertownlacrosse.com website, word of mouth

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

□Yes ☒No

17. All programs MUST provide their certificate of insurance prior to start of any program. Insurance must hold a minimum of $1,000,000 policy. Do you currently have or are you willing to obtain this insurance?

☒Yes ☐No

18. All programs are subject to a 10% revenue share with the Rivers Edge Community Development District. Are you willing to submit the 10% revenue share along with a list of attendees?

☒Yes ☐No

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

Name: Brian Ignomirello

Address: 181 Coosaw Ct, St Johns County, Florida 32259

Phone Number: 904-660-1527 Email Address: _____

Name: _____

Address: _____

Phone Number: _____ Email Address: _____

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

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

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

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

☒Yes ☐No

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager. NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

Authority and Disclaimer

The Rivers Edge Community Development District ("***District***") reserves the right to grant or reasonably deny a request for a Program. The Program Leader, as well as Program events, activities, programs, etc., should reflect the spirit and values of the District at all times and adhere to adopted District policies and rules. The District reserves the right to cancel a Program at any time, for reasons including but not limited to: inactivity by the leader and/or lack of participation by members, Program Leader(s) lack of standing with the District, unreasonable actions of the program leader, violation of policies or rules, action arising from member(s) concerns, etc. The District reserves the right, but not the obligation, in its sole and absolute discretion, to grant incentives for volunteerism or to Programs - including financial support, material support, facility use privileges, either with or without charge, priority for facility use and administrative and technical support and will do so on an equitable and fair basis. All Programs and their respective members are solely responsible for the financial management of funds, maintenance, repair and safe operation of the Program, the members and the equipment provided or otherwise obtained by the Program, as well as for the safety of members and others participating in Program activities or using the facilities. The District reserves the right, without further approval or compensation, to include Program activities, photographs of activities and members, etc., for marketing, promotional and educational purposes. The Program, its leader and its members hereby agree to defend, indemnify and hold harmless the District and its respective officers, agents, employees and contractors, Mattamy Jacksonville LLC, its manager, Mattamy Florida LLC, its manager, Calben (Florida) Corporations, Vesta Property Services, and all related and affiliated companies, and the officers, directors, supervisors, employees, agents, representatives, successors and assigns of each of the foregoing entities from any and all liability, claims, actions, suits or demands by any person, corporation, governmental body or other entity, including all principals, employees, agents and representatives of the program, for any claims, injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the Program's use of the District's facilities, services, funds or property whatsoever, including all of its members, guests and invitees, and including litigation or any appellate proceedings with respect thereto. The Program, its leader and its members, its guests and invitees agree that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or any other statute or law.

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

Signature _____ Print Name: Scott Hickey

Address: 113 Coosaw Ct, St Johns County, Florida 32259

Phone #: 508-326-1831

Please return application to:
RiverClub Amenity Center
c/o Kimberly Fatuch, Assistant General Manager
160 RiverGlade Run
St. Johns, FL 32259
Or by email to kfatuch@vestapropertyservices.com

SEVENTH ORDER OF BUSINESS

A.

COST-SHARE STATUS COVER SHEET

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

Proposal: FPL - Riverhouse Parking Lot Lighting

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

■ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by:

_____

(Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

Request: ☐ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)

☐ Addition of new improvements (Methodology Consultant and Engineer must sign)

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

Additional upfront boring cost for installation of the conduit for wiring for 14 light pole units.

(Florida Power & Light)

Total Proposed Compensation: $ 8,527.50

Cost Share Calculation:

$3,091.65	Rivers Edge
$2,376.53	Rivers Edge II
$3,059.32	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: _____

LED Lighting Solutions

LED Lighting Plan

Mattamy Homes North FloridaRivertown - Riverhouse Lighting Additions- Area Lights

Option 1 Pricing

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

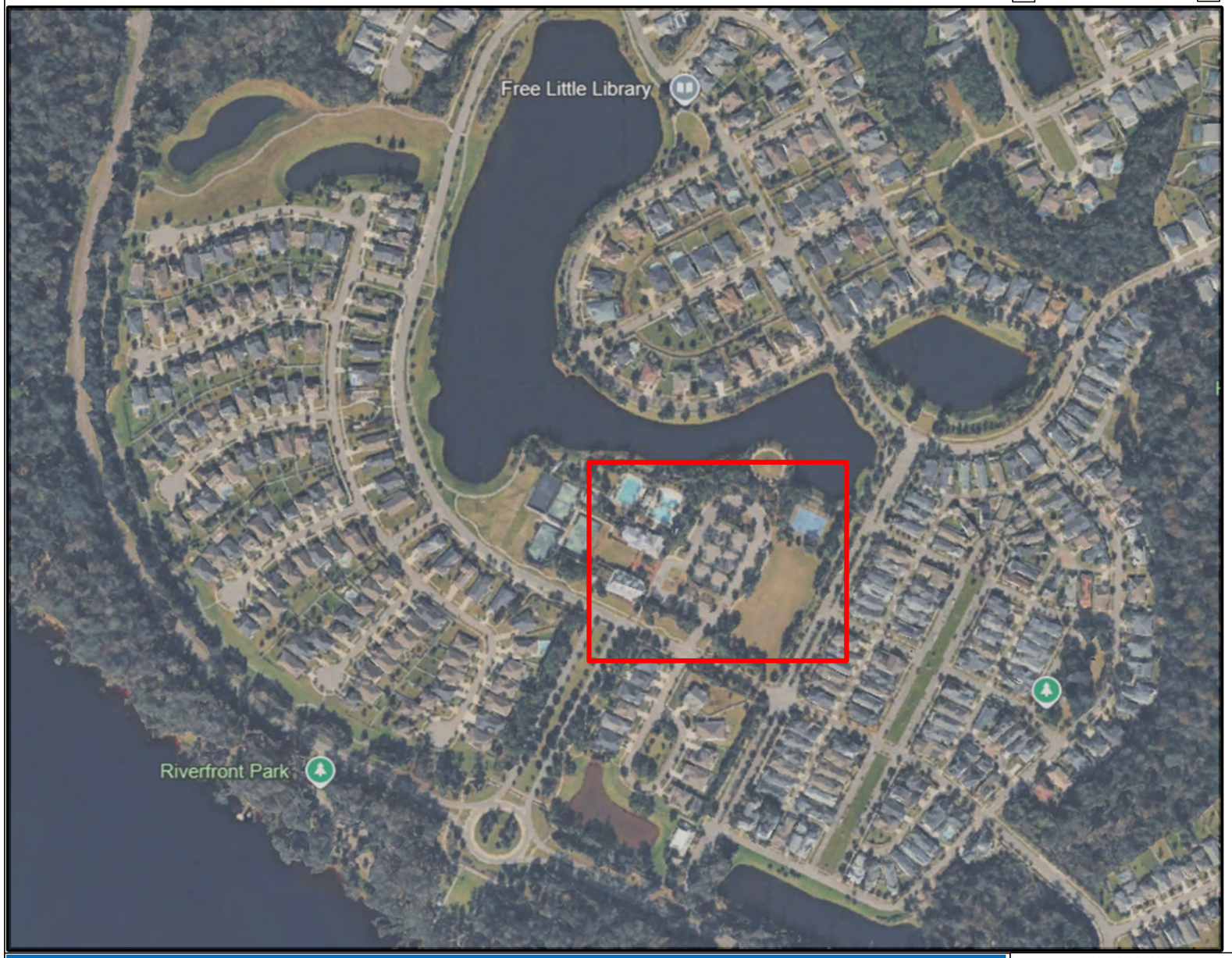
Option 1

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 ☐ | 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
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 ☒	FPL
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.	

RIVERTOWN-RIVERHOUSE ADDITIONAL AL
14 NEW INSTALLS
140 LANDING ST, ST JOHNS FL 32259

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:

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

FPL CARMS MEMO

DATE / FECHA: _____

CUSTOMER NAME : _____
(Invoice addressed to whom / Nombre de quien la factura esta dirijido)

CUSTOMER SS # / TAX ID # : _____

MAILING ADDRESS : _____
(Direction postal adonde va la factura) _____

JOB LOCATION : _____
(Direcion del trabajo) _____

CONTACT PHONE : _____
(# de telefono)

****Name on invoice needs to match name on check****

*** ***FPL USE ONLY*** ***

SALES REPRESENTATIVE: _____

WR : _____

DESIGNER: _____

_____

CUS# _____ INV# _____ / /

Subject: Upfront Cost of Boring - FPL - RiverHouse Location
Date: Tuesday, October 13, 2026 at 11:14:43 AM Eastern Daylight Time
From: Richard C. Losco
To: Richard C. Losco
Attachments: image004.png, image002.png, image001.jpg, image003.png, image006.jpg, image005.jpg, image008.jpg, image007.jpg, image009.jpg

Hi Richard,

Got your voicemail and bringing this back to the top of the list.

The upfront cost is CIAC=$8,527.50 and this is for boring all the new locations. If you would like to move forward, I can get the agreements together. Proactively I put the CARMS MEMO in the attachments which is the info we need to create the invoice for boring all the conduits in.

Chris Venoy
Florida Power & Light
LED Lighting Solutions
Chris.venoy@fpl.com
Office: 904-635-9466
FPL LED Link

Richard Losco
General Manager
P: 904.679.5523

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

Your Community.
Our Commitment.

TOP WORK PLACES
FLCAJ READERS' CHOICE AWARDS

Careers | Request Proposal

CONFIDENTIALITY NOTICE: This e-mail, and any attachment to it, contains privileged and confidential information intended only for the use of the individual(s) or entity named on the e-mail. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that reading it is strictly prohibited. If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

B.

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: Sidewalk Repairs - Mitigation

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

   ■ Yes (Please proceed to question 2)

   ☐ No, the entire cost will be paid by:

   _____

   (Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

Request: ☐ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)

☐ Addition of new improvements (Methodology Consultant and Engineer must sign)

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

Sidewalk Repair Mitigation for RECDD I

Total Proposed Compensation: $ 45,492.00

Cost Share Calculation:

$16,493.12	Rivers Edge
$12,678.17	Rivers Edge II
$16,320.71	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: _____

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

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL

It is to be used only by the intended recipient and Precision Sidewalk Safety Corp in evaluating the project.
Any copying or unauthorized disclosure of this information is prohibited.

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.

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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.

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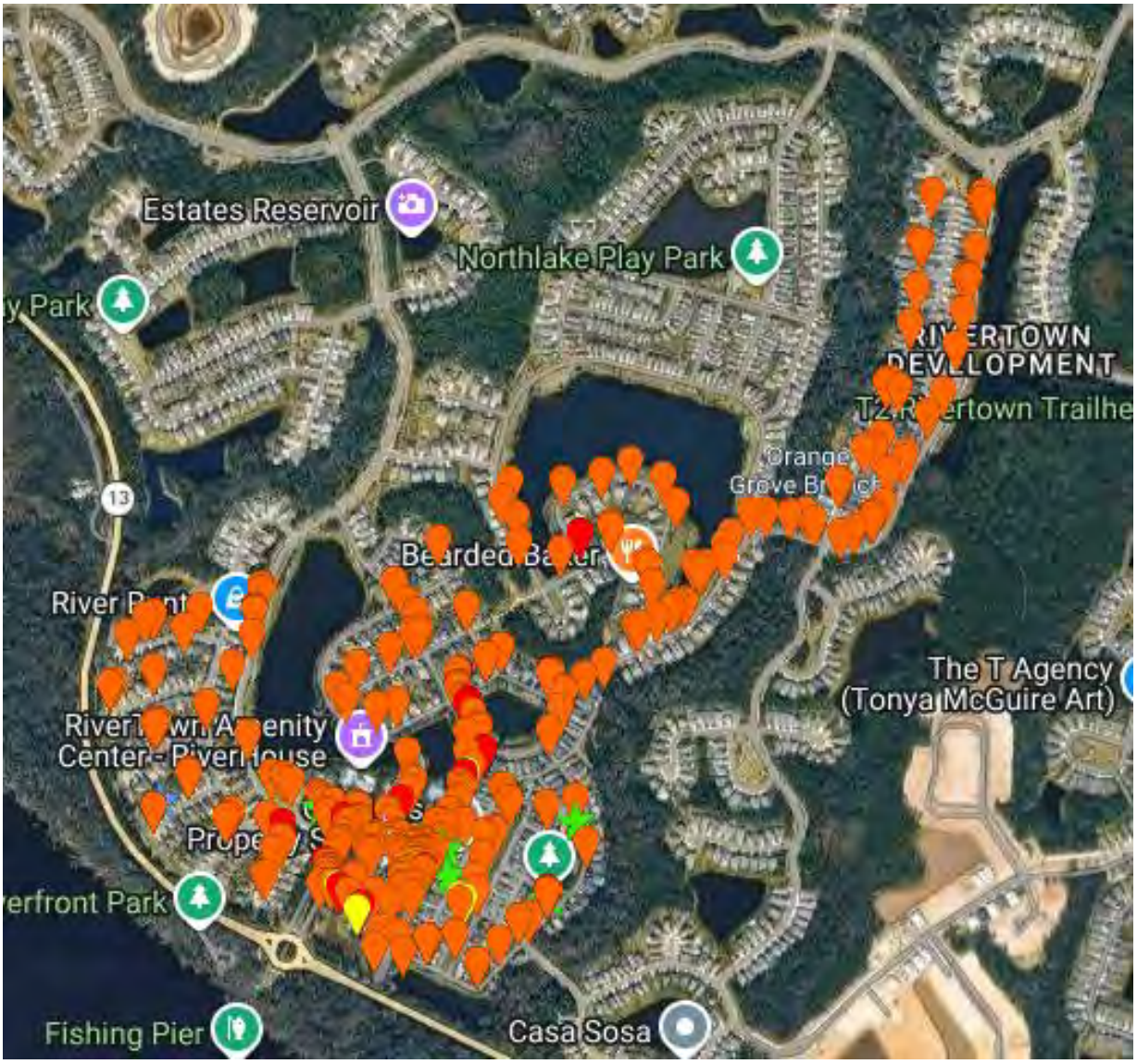
Site Review Area – Hazards Identified on Customer-Specified Sidewalks at Rivers Edge CDD



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.

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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).

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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			

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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.

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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.

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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.

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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

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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

<u>Grinding</u>
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.

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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.

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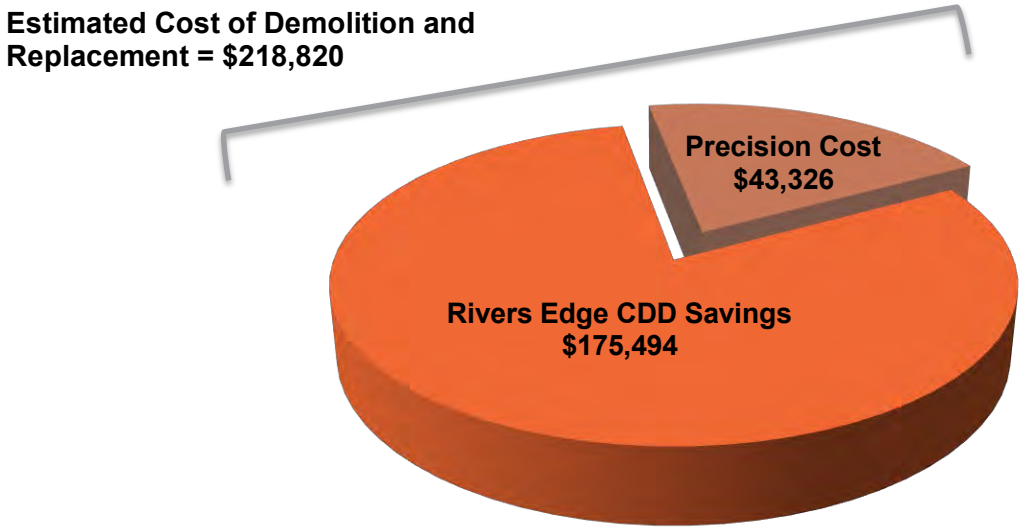
COST SAVINGS COMPARED TO DEMOLITION AND REPLACEMENT



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

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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.

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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

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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.

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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.

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SIDEWALK TRIP HAZARD REMOVAL

Survey Estimate and Price Proposal

September 25, 2026

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

PROPOSAL FLNE296AHF - ADDENDUM 1	
DESCRIPTION	**PRICE IF AUTHORIZATION IS RECEIVED BY OCTOBER 31, 2026**
Using a 1:12 slope, repair trip hazards measuring ¼" – 2" in height that PSSC can repair for Rivers Edge Community Development District as described in proposal FLNE296AHF.	**$43,867 - $45,492**

1. The original proposal FLNE296AHF for Rivers Edge Community Development District expired on September 17th, 2026. PSSC cost is calculated based upon the measurements taken of the PSSC-repairable hazards meeting the specification at the time repairs are completed. It is possible that the cost of repairs will fall within the original price range proposed; however, the price provided for repairs in this Addendum 1 is increased to account for changes in the size and number of hazards meeting the specifications present since June of 2026, when the review of the sidewalks was completed. **This pricing will no longer be valid or usable after October 31, 2026.**

2. Panels with hazards over 2" in height, severely broken panels, and panels that are hollow underneath are recommended for alternative repair methods. Since PSSC does not provide demolition and replacement, these types of panels are **excluded** from this proposal. Hazards on asphalt trails are also **excluded** since PSSC does not repair raised or damaged asphalt.

3. As directed, hazards on panels adjacent to ADA-detectable warning areas composed of ungrouted brick pavers, hazards on curbs, hazards on oversized driveway aprons where they meet the adjacent sidewalk panels, and hazards throughout the remaining portions of the community are **excluded**.

4. The following special conditions are **included** in this proposal for the hazards identified in Proposal FLNE296AHF.

- Hazards on panels which are intact, stable, and not cracked, fractured, or settled
- Hazards on panels with hairline, spider, or multiple cracks(s) which are otherwise "stable" and "intact"
- Hazards on panels with surface imperfections or missing/sunken partial sections that are 90% useable
- Hazards on access ramps that transition sidewalk to crosswalk
- Hazards on panels that run through the driveway having the same width as the sidewalk

PRECISION SIDEWALK SAFETY CORP
1202 SW 17th Street, Suite 201-122 • Ocala, FL 34471 • www.precisionsidewalksafety.com
Andrew Anderson • 877-799-6783 x 517

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AUTHORIZATION TO PROCEED • FAX TO 866-669-1175

>>THIS ADDENDUM EXPIRES ON OCTOBER 31, 2026<<

SCOPE OF PROJECT	Repair at a 1:12 slope, trip hazards measuring ¼" – 2" in height that PSSC's method is able to repair on the customer-specified sidewalks as identified in FLNE296AHF – Addendum 1. **Please initial the price range in the cost box below, fill in authorization date, 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 OCTOBER 31, 2026** **$43,867 - $45,492**	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 repairs we anticipate our technician(s) will complete 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. 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 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 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 the "Repair Specifications" Section of 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)**	**INVOICE TO NAME**	
	ADDRESS	
	INVOICE TO EMAIL 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.

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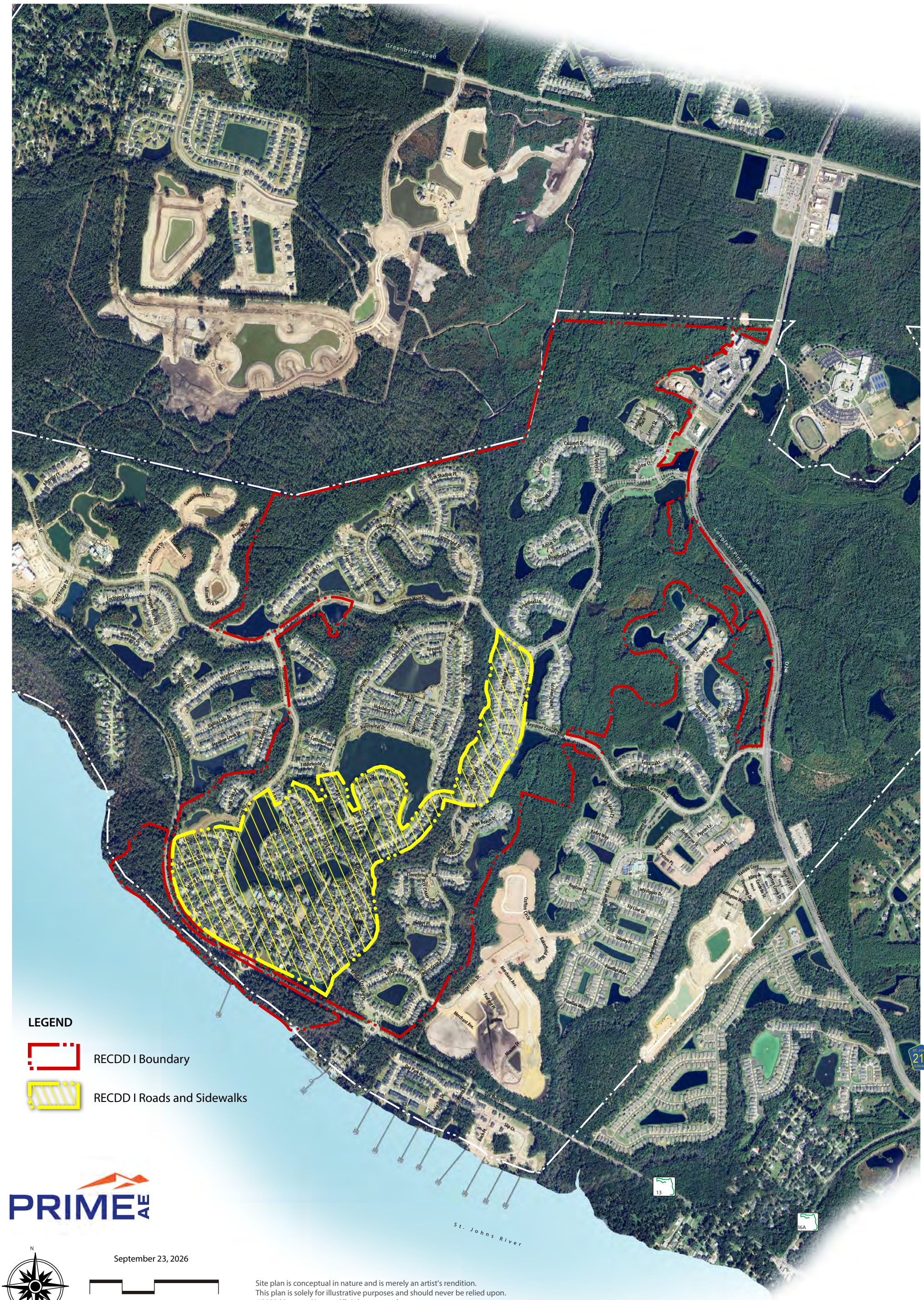
RIVERTOWN

RE I CDD ROADWAY & SIDEWALK OWNERSHIP



PRIME AE

N

September 23, 2026

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118094.25

Site plan is conceptual in nature and is merely an artist's rendition.
This plan is solely for illustrative purposes and should never be relied upon.
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C.

COST-SHARE STATUS COVER SHEET

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

Proposal: Pond Maint. Addendum - Ponds 111 & 112 - 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:

_____

(Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge III CDD

Request: ☐ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)

☐ Addition of new improvements (Methodology Consultant and Engineer must sign)

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

Adding Additional pond services for ponds - 111 & 112, Parcel 37, Phase 2

(Solitude Lake)

Total Proposed Compensation: $ 3,072.00

Cost Share Calculation:

$1,113.75	Rivers Edge
$ 856.14	Rivers Edge II
$1,102.11	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: _____

AMENDMENT TO ANNUAL SERVICES AGREEMENT

PROPERTY NAME: Rivers Edge III CDD
CUSTOMER NAME: **Rivers Edge III CDD**
SERVICE DESCRIPTION: 2026 Amendment to Annual Pond Maintenance to Add Two (2) Additional Ponds: Pond 111 (1,079 linear feet/ 1.23 acres) & Pond 112 (1,480 linear feet / 3.11 acres)
EFFECTIVE DATE: **The 1st of the month following acceptance by the Customer**
SUBMITTED TO: Kevin McKendree, General Manager
SUBMITTED BY: Adam Grayson, District Manager; LisaMarie Strawser, Contract & Service Administrator

This Amendment to the Annual Services Agreement (the "Amendment") is dated as of this **9th** day of **October, 2026**, by and between the Customer identified above ("Customer"), and SOLitude Lake Management, LLC ("SOLitude" or "Company"). By executing this Amendment, Customer and SOLitude agree to make certain amendments to the Annual Services Agreement executed between the parties on September 30, 2025 (the "Services Agreement") as further described herein.

1. SERVICES. SOLitude will provide the Services at the Customer's property as described in Schedule A attached hereto.

2. PAYMENT TERMS. The Amendment Price is **$3,072.00.** SOLitude shall invoice Customer **$256.00 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

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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.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

RIVERS EDGE III CDD

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Please Remit All Payments to:

SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529

Please Mail All Notices and Agreements to:

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

Customer's Address for Notice Purposes:

_____

Competitively Sensitive & Proprietary Materials — The information contained herein is the intellectual property of SOLitude Lake Management. The recipient may not disclose to any outside party any proprietary information, process, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. The information in this document should not be altered. This document is provided to the recipient in good faith, and it shall be the responsibility of the recipient to keep the information contained herein confidential.

SCHEDULE A - SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect 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 Agreement after each visit.

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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 Agreement 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.

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D.

RIVERTOWN

Request for Funds

Date of request: ***10/21/2026*** *Submitted by:* ***Richard Losco***

RiverHouse Air Conditioning System – Rental Building:

Replacement of the Air Conditioning System at the RiverHouse Rental Building as this is the original equipment installed and 20 years of age. This is an adopted budgeted item for FY '26. We are looking for replacement to coincide with the renovation project currently underway.

Please consider the options below:

Vendor	Warranty	Job Scope	Cost
Cool R US	Five (5) year parts and two (2) years labor, 5 years on compressor	2 – Trane 5 TON Condensor & Air Handlers 1 – Trane 3 TON Condensor & Air Handler	$37,500.00
Synder AC	Five (5) year parts and two (2) years labor, 5 years on compressor	2 – Trane 5 Ton Condensor & Air Handlers 1 – Trane 3 TON Condensor & Air Handler	$43,767.80
Weather Engineers	One (1) year parts and labor, 5 Years on compressor	2 – Trane 5 TON Condensors & 1 10 TON Air Handler 1 – Trane 3 TON Condensor & Air Handler	$43,957.00

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

Vesta

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: RiverHouse Air Conditioning System

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

■ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by:

_____

(Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

Request: ☐ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)

☐ Addition of new improvements (Methodology Consultant and Engineer must sign)

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

Replacement of the Air Conditioning System at the RiverHouse - Rental Building.

Total Proposed Compensation: $_____

Cost Share Calculation:

$ _____ Rivers Edge
$ _____ Rivers Edge II
$ _____ 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: _____

ESTIMATE	#10418
ESTIMATE DATE	Oct 9, 2026
EXPIRATION DATE	Nov 8, 2026
TOTAL	$37,500.00

Richard Losco
Vesta Property Services
160 Riverglade Run, 156
Saint Johns, FL 32259

(904) 679-5523
rlosco@vestapropertyservices.com

CONTACT US

3006 Mercury Rd S
Jacksonville, FL 32207

(904) 281-2108
coolrus@coolrusnfl.com

Service completed by: Lek Gjoka

ESTIMATE

Option #1

See your financing options

Prequalify to find out how much you can borrow within minutes and pay as low as $495.36/mo*. Your credit score will not be affected.

Service completed by: Lek Gjoka

Services	qty	unit price	amount
LINE ITEMS NONMATERIAL Ch/Out - 1CPI County Permits Information	1.0	$0.00	$0.00

County Permit Information

PERMIT#

Cool R Us, Inc. pulls a permit on every project as required by law.

Why a Permit is Required

The city or county in which you live requires a permit to be pulled for HVAC system change-outs or ductwork performed at your residence.
This ensures that the work is completed in compliance with local building codes and safety standards.

Final Inspection

After the job is completed, Cool R Us, Inc. will reach out to schedule your final inspection.

Customer Responsibility

You must call 904-281-2108 within 180 days of the permit being issued to schedule the county inspection.

Failure to schedule within this timeframe may result in the county locking down your property and/or additional penalties.

Why This Matters

Compliance: Ensures your installation meets all local codes.

Protection:

Proper permits protect your investment , Insurance requirement and provide documentation if you sell your home.

Peace of Mind:

Avoid potential fines, project delays, or complications with property records.

With Cool R Us, Inc., you can trust that all required county permits are properly obtained and managed, giving you a smooth, stress-free experience.

LINE ITEMS NONMATERIAL Ch/Out - 1CH New System Proposal	1.0	$0.00	$0.00

Our New System Proposal service comprehensively evaluates your home's heating and air conditioning needs. We offer tailored solutions to maximize efficiency and comfort, ensuring you invest in the right system. Benefit from expert advice, energy savings, improved home climate control, lower energy bills, and reliability. Invest in a system designed to last!

❄ Upgrade Your Comfort – Replace Your HVAC System Today!
Why Choose a New System?
✔ Lower Energy Bills – High-efficiency systems save money every month
✔ Better Comfort – Even cooling & heating in every room
✔ Cleaner Air – Advanced filtration & air quality options
✔ Peace of Mind – Strong warranties & professional installation
What You Get with Cool R Us, Inc.
Removal of old system
Installation of new high-efficiency HVAC system
New thermostat (programmable or smart)
Safety protection (float switch, drain safeguards)
System start-up, testing & full quality check
Our Promise
Manufacturer Warranty (parts & compressor)
Labor Warranty from Cool R Us, Inc.
Licensed & Insured Technicians
Financing & Rebates Available

https://www.nobleadminnetwork.com/

A2L 5 TON - 4060406-5TONXR14+5TEM4	2.0	$13,250.00	$26,500.00

Our Trane 5 TON 5XR14 + 5TEM4 system offers reliable and efficient heating and cooling for your home. This installation ensures optimal comfort and energy savings, enhancing air quality and reducing utility costs. Trust our experts for a seamless setup and improved home climate control.

Trane 5TWR4 - 14.3 SEER2 Single-Stage Heat Pump

AHRI# 215610899

1-Condenser
Model# 5TWR4060A1000*
2-Air Handler
Model# 5TEM4D06AC41S*
3-Heater
Model# BAYHTR1510LUG*

SEER2 : 14.30
EER2 : 11.70
HSPF2 : 7.50

A2L 3 TON - 4036403-3TONXR14+5TEM4	1.0	$11,000.00	$11,000.00

Trane 3-Ton Heat Pump System
System Overview
Our Trane 3-Ton 5XR14 + 5TEM4 system provides reliable and efficient year-round heating and cooling for your home. Designed for comfort, energy savings, and improved indoor air quality, this installation ensures consistent climate control while lowering utility costs.

Equipment Included

Outdoor Condenser (Heat Pump)
Model: 5TWR4036A1000*
Efficiency: 14.3 SEER2 / 11.7 EER2 / 7.5 HSPF2
Single-Stage, durable, and built for dependable performance.

Air Handler
Model: 5TEM4B03AC31S*
Quiet, variable-speed airflow for balanced comfort and humidity control.

Electric Heater Kit
Model: BAYHTR1505LUG*
Provides supplemental heat during colder days.

Certification
AHRI #: 215610863 – Efficiency and performance certified.

Key Benefits

Energy Efficient – Meets current SEER2 standards for reduced energy bills.

Comfort Control – Consistent cooling and heating, even during peak demand.

Improved Air Quality – Advanced air handler design helps filter and circulate cleaner air.

Durability – Trane's reputation for long-lasting, reliable equipment.

Peace of Mind – Professionally installed by our expert team for seamless operation.

Materials	qty	unit price	amount
5TEM4B03AC31SA R-454B Convertible Air Handler, All-Aluminum Plate Fin Coil, 4-Way Poise, 24V System Control, 208-230/1/60, 18K - 30K BTUH Capacity MODEL#5TEM4B03AC31SA SERIAL#	1.0	$0.00	$0.00
14 SEER Single Stage Heat Pump MODEL# 5TWR4060A1000A SERIAL# R-454, 208-230/1/60, 60K BTUH Nominal Capacity, 24V System Control Dimensions: HxWxD Line Connections Tons Refrigerant 45" x 34" x 37" 7/8" x 5/16" 5 R-454B (A2L) Mca 33 / Mocp 50	2.0	$0.00	$0.00
5TEM4D06AC41SA R-454B Convertible Air Handler, All-Aluminum Plate Fin Coil, 4-Way Poise, 24V System Control, 208-230/1/60, 36K - 48K BTUH Capacity MODEL#5TEM4D06AC41SA SERIAL#	2.0	$0.00	$0.00
14 SEER Single Stage Heat Pump MODEL# 5TWR4036A1000A SERIAL# R-454B, 208-230/1/60, 36K BTUH Nominal Capacity, 24V System Control Dimensions: HxWxD Line Connections Tons Refrigerant 33" x 34" x 37" 3/4" x 5/16" 3 R-454B (A2L) Mca 19 / Mocp 30	1.0	$0.00	$0.00
New electric heat strips TEM4/6/8 TRANE Model: BAYHTR1510LUG Serial #	2.0	$0.00	$0.00
New Trane electric heat strips Model: BAYHTR1505LUG Serial #	1.0	$0.00	$0.00
Model # TH2320WF4010 Serial # The Honeywell Home S200 Smart Thermostat is perfect for homeowners seeking energy efficiency and convenience. This ENERGY STARB® certified WiFi thermostat features flexible scheduling and auto-away functionality. With the quality you expect from Honeywell Home, this thermostat is the ideal choice for homeowners looking for a straightforward, reliable solution. Auto Changeover Programable 3 Heat / 2 Cool Customizable Display Geofence Technology Change Filter Reminder Humidity Display 5 Year Warranty	3.0	$0.00	$0.00
NEW Silver 23.5" Trane Filter Rack with 22"x20"x1" pleated filter. Easy to use Magnetic Door R/A FILTER HOUSING - 23.5"W x 22"D(USES 1"-2" 20x22 FILTER)	3.0	$0.00	$0.00
NEW Outdoor Non-Fuses, Pull-Out, Quick Disconnect Box to meet code - Condenser	3.0	$0.00	$0.00
NEW High Voltage Whip from disconnect to condenser under 10'	3.0	$0.00	$0.00

NEW 40"x40"x4" Condenser Pad constructed of foam core and poured concrete, hurricane strapped with tie downs, anchors and locking caps to meet code.	3.0	$0.00	$0.00
NEW 5/16 and 7/8 X 50' Copper Refrigerant Lines with Armor Flex	2.0	$0.00	$0.00
NEW 5/16 and 3/4 X 50' Copper Refrigerant Lines with Armor Flex	1.0	$0.00	$0.00
NEW 3/4 PVC Drain Line up to 40'	3.0	$0.00	$0.00
NEW Low Voltage Communication Line from air handler to condenser	3.0	$0.00	$0.00
NEW Low Voltage Communication Line from air handler to thermostat	3.0	$0.00	$0.00
NEW 23.5" X 22" Insulated Duct Stand for Air Handler	4.0	$0.00	$0.00
NEW 18.5" X 22" Insulated Duct Stand for Air Handler	2.0	$0.00	$0.00
NEW Secondary Float Switch - New Drain Line auxiliary safety switch model #SS2	1.0	$0.00	$0.00
NEW Breaker to meet manufacturers specs and safety code. We will upgrade your home's electric breaker to ensure safety and efficiency. An outdated breaker can lead to power surges and potential hazards. Our expert technicians will install a modern breaker, enhancing your system's reliability and accommodating future electrical needs. Enjoy peace of mind with improved performance and safety	1.0	$0.00	$0.00
This is the miscellaneous materials that are used on every installation of a HVAC system : Fasteners & Hardware Tapcon Screws (Blue) Pointy Screws Drill Point Screws White Screws & Nails Cable Ties Pendue Straps Duct Stands & Corner Legs Electrical Supplies Wire Nuts (Big & Small) Black Tape & Cork Tape Thermostat Wire Piping & Connections PVC Pipe Fittings PVC Glue Silver Solder (5%) Locking Caps Refrigerant & Pressure Tools Gauge & Freon Nitrogen Micron Gauge Vacuum Pump Insulation & Sealing Armaflex Silver Tape & Foam Tape	1.0	$0.00	$0.00

White/Gray Mastic & Brushes Sheet Metal & Ductwork Flex Duct & Duct Board Tab Collars (18 / 16 / 14 / 12) Start Collar (1x3) U-Metal (1x2x1) Specialty Tools Torch (Gas & Oxygen) Drill/Driver & Bits (implied by screw types)			
Scope of Work Remove and Dispose of Old Equipment Proper removal and disposal of all existing HVAC equipment from the premises. Recover, Reclaim, and Evacuate Refrigerant All refrigerant in the system will be safely recovered, reclaimed, and evacuated in accordance with EPA and industry standards. Code Compliance All work will be performed in compliance with current local and state building codes. Required Inspections All air conditioning replacement work will undergo the required city/county inspections. Emergency Service Emergency service will be provided for the new installation. Labor Warranty – 2 Years Covers labor on installation for two (2) years. Exclusions: Preventative maintenance (required by manufacturer at a minimum of once per year to keep unit in good working condition). Drain line backups after the first year. Dirty or clogged filters.	1.0	$0.00	$0.00
*** PERMIT WARNING *** Cool R Us, Inc Ac & Heating pulls a permit on every new install or replacement. The customer is responsible for calling 904-281-2108 within 180 days to set up the county inspection or the county will lock down your property. THE PERMIT WILL EXPIRE IF NOT FINALIZED WITHIN 180 DAYS AND THE HOMEOWNER IS RESPONSIBLE TO PULL A NEW PERMIT AND PAY THE CITY FEES. Our service ensures all necessary permits are obtained for your heating or air conditioning installation, keeping your project compliant with local regulations. This crucial step not only guarantees safety and reliability but also prevents costly fines or delays. Trust us to handle all permit requirements seamlessly.	1.0	$0.00	$0.00
1-Heat Pump Limited Warranty Period - Original Purchaser: Compressor – twelve (10) years, Outdoor Coil, Parts – ten (10) years., 2-Air Handler Limited Warranty Period - Original Purchaser: Indoor Coil and Parts – ten (10) years., 3- Heater -ten (10) years, 4-Control Limited Warranty Period - Original Purchaser: ten (10) years,	1.0	$0.00	$0.00
1-Purchaser(s) understands and agrees that payment for all work performed hereunder is due at the end of the installation. If not paid within completion of such work, and upon failure to pay any sums due hereunder, purchaser(s) is obligated to pay Cool R US, interest at the rate of one and a half percent (1 1/2%) per month (annual rate of 18%) on all outstanding balances. 2 - Any alteration or deviation from the above specifications and any extra or incidental work shall be outlined in writing and signed by both parties before making the change. Any increase or decrease in the contract resulting from such change shall be included in such writing.	1.0	$0.00	$0.00

3 - All material is guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices.

4 - All agreements contingent upon causes beyond our control, including, but not limited to fire, flood, strikes, accidents, or delays whether affecting this work or other operations in which we are involved, directly or indirectly.

5 - The owner is to carry fire, tornado, and other necessary insurance. Our workers are fully covered by workman's compensation.

6 - We provide 2(TWO) years labor warranty. This warranty does not include normal maintenance check-ups and filter replacements. These are the responsibility of the purchaser. All other warranties expressed or implied are through the equipment manufacturer.

7 - There will be no warranties, expressed or implied, for existing equipment, ductwork, or other materials if not installed by us.

8 - The purchaser understands that the cost of removal, or disposal of any asbestos-containing material found on the property listed above shall be the sole responsibility of the purchaser.

9 - Purchaser(s) is responsible for all costs and reasonable attorney fees incurred by Cool R US, Inc., in connection with any action or proceeding including arbitration and appeals arising out of this proposal, including collection of any outstanding amounts due, whether or not suit is brought.

10 - All warranty work will be performed during normal working hours 8 am to 4:30 pm Monday through Friday.

COOL R US , INC AC & HEATING Registering your Trane product for the Limited Warranty ensures you receive optimal coverage and peace of mind. This complimentary service secures your investment, providing access to essential repairs and replacements if needed. Protect your home's comfort and efficiency with timely registration today https://www.trane.com/residential/en/for-owners/warranty-and-registration/ Trane Limited Warranty Registration	1.0	$0.00	$0.00

Materials subtotal: $0.00

Subtotal	$37,500.00
Total	**$37,500.00**

*THANK YOU FOR CHOOSING COOL R US, INC. A/C & HEATING

Thank you for allowing COOL R US, INC. A/C & HEATING to provide your HVAC services. We sincerely appreciate your business and the opportunity to serve you.

SMART CHOICE FOR BEST COMFORT
QUALITY ISN'T EXPENSIVE!

EASY-TO-REMEMBER PHONE NUMBERS

888-COOL-NOW
888-BOOK-NOW
(888) 266-5669

PAYMENT TERMS

Payment is due in full upon completion of services (COD), unless other payment arrangements have been approved in writing by COOL R US, INC.

Snyder Air Conditioning, Plumbing & Electric
PO BOX 16826
Jacksonville, Florida 32245
(904) 640-8726

Estimate 652986059
Job 652238100
Estimate Date 9/29/2026
Technician S-AC-P - Daniel Crowder
Customer PO

Billing Address
Rivers Edge Community Development District
156 Landing Street
Jacksonville, FL 32259 USA

Job Address
Rivers Edge Community Developme
District
156 Landing Street
Jacksonville, FL 32259 USA

Estimate Details

3 TON Trane (Standard): 3 Ton Trane Heat Pump
TRANE XR14
Rated up to 14.3 SEER-2
5 Year Manufacturer's Part Warranty
2 Year Extended Labor Warranty
Digital T-STAT
5 Year NO LEMON GUARANTEE
New Electrical Breakers
Safety Float Switch
New Condenser Pad
Also Includes All: Labor, Materials, and Permits

No Warranty on Existing Ductwork"

Service #	Description	Quantity	Your Price	Your Total
HE-P1-TRN-HP_36	Standard 3 Ton HP System: Condenser and Air Handler: **3 Ton Standard HP System: Condenser and Air Handler**	1.00	$12,871.00	$12,871.00

Exclusive Highlights:
- 2-Year Labor Warranty

Manufacturer Warranty:
- 5-Year Parts Warranty
- 5-Year Compressor Warranty

Designed for You:
- The Standard system balances comfort and value, offering improved performance compared to entry-level models. With added warranty coverage, it provides peace of mind alongside dependable heating and cooling. *This option makes sense for families who want a little extra assurance and efficiency without overspending.*

Equipment Details:
- **Air Conditioner:** Single Stage condenser
- **Air Handler:** Single Stage air handler for consistent airflow and comfort
- **Thermostat:** Standard Digital Thermostat

No Surprises Guarantee: Pricing includes all equipment, materials, labor and taxes necessary for a complete, code-compliant installation.
No Warranty on existing Duct Work

Sub-Total	$12,871.00
Tax	$0.00
Total	$12,871.00
Est. Financing	$138.72

Thank you for choosing Snyder Air Conditioning, Plumbing & Electric!

The summary provided above has been prepared by Snyder Air Conditioning, Plumbing and Electric as a good-faith estimate of the

Snyder Air Conditioning, Plumbing & Electric
PO BOX 16826
Jacksonville, Florida 32245
(904) 640-8726

Estimate 652988981
Job 652238100
Estimate Date 9/29/2026
Technician S-AC-P - Daniel Crowder
Customer PO

Billing Address
Rivers Edge Community Development District
156 Landing Street
Jacksonville, FL 32259 USA

Job Address
Rivers Edge Community Developme
District
156 Landing Street
Jacksonville, FL 32259 USA

Estimate Details

5 TON Trane (Standard): 5 Ton Trane Heat Pump
TRANE XR14
Rated up to 14.3 SEER-2
10 Year Manufacturer's Part Warranty
2 Year Extended Labor Warranty
Digital T-STAT
5 Year NO LEMON GUARANTEE
New Electrical Breakers
New Electrical Whip
New Electrical Disconnect
Safety Float Switch
New Condenser Pad
Also Includes All: Labor, Materials, and Permits

No Warranty on Existing Ductwork*"

Service #	Description	Quantity	Your Price	Your Total
HE-P1-TRN-HP_60	Standard 5 Ton HP System: Condenser and Air Handler: **5 Ton Standard HP System: Condenser and Air Handler**	2.00	$14,707.00	$29,414.00

Exclusive Highlights:
- 2-Year Labor Warranty

Manufacturer Warranty:
- 5-Year Parts Warranty
- 5-Year Compressor Warranty

Designed for You:
- The Standard system balances comfort and value, offering improved performance compared to entry-level models. With added warranty coverage, it provides peace of mind alongside dependable heating and cooling. *This option makes sense for families who want a little extra assurance and efficiency without overspending.*

Equipment Details:
- **Air Conditioner:** Single Stage condenser
- **Air Handler:** Single Stage air handler for consistent airflow and comfort
- **Thermostat:** Standard Digital Thermostat

No Surprises Guarantee: Pricing includes all equipment, materials, labor and taxes necessary for a complete, code-compliant installation.
******No Warranty on existing Duct Work******

Sub-Total	$29,414.00
Tax	$0.00
Total	$29,414.00
Est. Financing	$317.01

Thank you for choosing Snyder Air Conditioning, Plumbing & Electric!

Snyder Air Conditioning, Plumbing & Electric
PO BOX 16826
Jacksonville, Florida 32245
(904) 640-8726

Estimate 652996978
Job 652238100
Estimate Date 9/29/2026
Technician S-AC-P - Daniel Crowder
Customer PO

Billing Address
Rivers Edge Community Development District
156 Landing Street
Jacksonville, FL 32259 USA

Job Address
Rivers Edge Community Developmei
District
156 Landing Street
Jacksonville, FL 32259 USA

Estimate Details

Circuit Upgrade

Service #	Description	Quantity	Your Price	Your Total
HR-5025	50-60 Amp Up To 25 Ft.: 50-60 Amp Up To 25 Ft. PVC/EMT/MC Dedicated Circuit with Breaker.	1.00	$1,482.80	$1,482.80

Sub-Total	$1,482.80
Tax	$0.00
Total	$1,482.80
Est. Financing	$23.56

Thank you for choosing Snyder Air Conditioning, Plumbing & Electric!

The summary provided above has been prepared by Snyder Air Conditioning, Plumbing and Electric as a good-faith estimate of the work to be performed at the location specified. By signing below, I acknowledge and authorize the work as outlined in this estimate and agree to the stated terms. Furthermore, I agree to remit full payment for all work completed in accordance with this authorization.

Weather Engineers, Inc.

Air Conditioning • Heating • Refrigeration • Clean Air Professionals

PROPOSAL

Attn:	Richard Losco	Date:	9/28/2026
Submitted To:	Rivertown Building 156	Phone:	904-679-5523
Address:	156 Landing St.	Fax:	

Weather Engineers is pleased to offer for your acceptance our proposal to replace the existing 3 Ton and 10 Ton Trane Split Systems for the Club House Building 156 with new like Trane Split Systems

Includes:

Disconnect, remove and dispose of existing Trane 3 Ton and 10 Ton Split Systems
1 - Trane 3 Ton Heat Pump 208/230V 1 Phase
1 - Trane 3 Ton Air Handler with 8 KW Heat Kit 208/230V 1 Phase
2 - Trane 5 Ton Heat Pumps 208/230V 1 Phase
1 - Trane 10 Ton Duel Circuit Air Handler with 15KW Heat Kit 208/230V 1 Phase
Torch, Vacumm and All necessary R454 Refrigerant
Driers, Site Glasses, Ductwrap, Ductboard, Tape Mastic, Wite Pipe and Fittings
Breakers and or Fuses changes as needed to meet City Codes
All necessary Install and Startup Labor
Taxes and Permit

Note: Will reuse existing Ductwork, Copper Line Sets, PVC Condensate Pipe, Electrical Circuits, Disconnects, Thermostats, Control Wire, Pads, Box Stands, Smoke Detector and any other items not listed above

Proposal is for cash / check amount. If paid by credit card a 3.5 - 4% fee will be added to the below total.

We propose hereby to furnish materials and labor - complete in accordance with the above specifications, in the sum of:

$43,957.00 — Forty One Thousand, Nine Hundred Seventy Seven

Payment to be made as follows: Within 30 days upon completion of work.

This proposal expires thirty (30) days from the date hereof, but maybe accepted at any later date at the sole option of Weather Engineers, Inc.

Authorized Signature David Luck *(Weather Engineers, Inc. Representative)* — *Date Proposed* 9/28/2026

Acceptance of Proposal - The purchaser(s) herein requests and authorizes Weather Engineers, Inc., to furnish, install and service the above selected products and agrees to the terms and conditions of this proposal, including the payment terms set forth above and the terms and conditions set forth on the second page, all of which constitute the full and complete agreement.

Accepted — *Date of Acceptance*

Weather Engineers, Inc.

Air Conditioning • Heating • Refrigeration • Clean Air Professionals

TERMS & CONDITIONS

1) PURCHASER (S) UNDERSTANDS AND AGREES THAT PAYMENT FOR ALL WORK PERFORMED HERE UNDER IS DUE NO LATER THAN THIRTY (30) DAYS AFTER COMPLETION OF SUCH WORK. UPON FAILURE TO PAY ANY SUMS DUE HEREUNDER, PURCHASER (S) IS OBLIGATED TO PAY WEATHER ENGINEERS INTEREST AT THE RATE OF ONE AND A HALF PERCENT (1 ½%) PER MONTH (ANNUAL RATE OF 18%) ON ALL OUTSTANDING BALANCES.

2) ANY ALTERATION OR DEVIATION FROM THE ABOVE SPECIFICATIONS AND ANY EXTRA OR INCIDENTAL WORK SHALL BE SET FORTH IN WRITING AND SIGNED BY BOTH PARTIES PRIOR TO MAKING THE CHANGE. ANY INCREASE OR DECREASE IN THE CONTRACT RESULTING FROM SUCH CHANGE SHALL BE INCLUDED IN SUCH WRITING.

3) ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK WILL BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES.

4) ALL AGREEMENTS CONTINGENT UPON CAUSES BEYOND OUR CONTROL, INCLUDING, BUT NOT LIMITED TO FIRE, FLOOD, STRIKES, ACCIDENTS, OR DELAYS WHETHER AFFECTING THIS WORK OR OTHER OPERATIONS IN WHICH WE ARE INVOLVED, DIRECTLY OR INDIRECTLY.

5) OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. WEATHER ENGINEERS WORKERS ARE FULLY COVERED BY WORKMEN'S COMPENSATION INSURANCE.

6) WEATHER ENGINEERS PROVIDES A ONE YEAR PARTS AND LABOR WARRANTY. THIS WARRANTY DOES NOT INCLUDE NORMAL MAINTENANCE CHECK-UP AND FILTER REPLACEMENTS. THESE ARE THE RESPONSIBILITY OF THE PURCHASER. NO OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE PROVIDED.

7) THERE WILL BE NO WARRANTIES, EXPRESSED OR IMPLIED, FOR EXISTING EQUIPMENT, DUCT WORK, OTHER MATERIALS IF NOT INSTALLED BY WEATHER ENGINEERS, INC.

8) PURCHASER UNDERSTANDS THAT THE COST OF REMOVAL, REPAIR OF DISPOSAL OF ANY ASBESTOS CONTAINING MATERIAL FOUND ON THE PROPERTY LISTED ABOVE SHALL BE THE SOLE RESPONSIBILITY OF THE PURCHASER.

9) PURCHASER (S) IS RESPONSIBLE FOR ALL COSTS AND REASONABLE ATTORNEY FEES INCURRED BY WEATHER ENGINEERS, INC., IN CONNECTION WITH ANY ACTION OR PROCEEDING (INCLUDING ARBITRATION AND APPEALS) ARISING OUT OF THIS PROPOSAL INCLUDING COLLECTION OF ANY OUTSTANDING AMOUNTS DUE, WHETHER OR NOT SUIT IS BROUGHT.

Accepted _____ Date of Acceptance _____

E.

COST-SHARE STATUS COVER SHEET

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

Proposal: Aurora Keyscan Access Control System

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

   ■ Yes (Please proceed to question 2)

   ☐ No, the entire cost will be paid by:

   _____

   (Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

Request: ☐ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)

☐ Addition of new improvements (Methodology Consultant and Engineer must sign)

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

Aurora Keyscan Access Control System for the Riverhouse Amenity Center

(Dynamic Security)

Total Proposed Compensation: $ 14,975.00

Cost Share Calculation:

$5,429.19	Rivers Edge
$4,173.38	Rivers Edge II
$5,372.43	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: _____

Designers & Consultants of Security, Fire, Access & CC TV Systems

EF0001108

Rivertown-River House/Fitness
RE: Access Control Upgrade to Keyscan
Attention: Richard Losco

Richard,

Thank you for the opportunity to upgrade this system for you all. We will need to make sure that Secure SI has the Firewalls in place that connect the network for the system to the Riverclub so we can use the Aurora software at the Riverclub for all programming. We will be using all of the existing locking devices, push to release buttons and release motions. If we find anything non-functional after the system upgrade, we will let you know the cost of replacing said device. We will be replacing all card readers to be able to have mobile credential capabilities. If you want the River House to have its own software and not be connected to the Riverclub, please let me know and I will revise the proposal for the additional cost. If you have any questions, please call me anytime. I look forward to hearing from you.

Best Regards,
Isaac "Ike" Hayden
President

<u>Proposed System and Parameters:</u>
01-Keyscan CA8500 8-Door Control Processor
08-Keyscan Proximity Card Readers with Bluetooth Capability
01-Keyscan Dual Input/Output 12VDC Power Supply
01-Keyscan I/O Relay Module with Ribbon Cable
01-Keyscan Netcom2P Network Card
01-Altronix AL600ULADA 12/24VDC Power Supply with Fire Release Circuit
01-Altronix 120 Wire Whip
01-12V 7AH Sealed Lead Acid Battery
02-16/40 Transformers
01-Ditel Surge Suppression Power Strip
01-Box of 18/4 Stranded Wire
01-Miscellaneous Straps and Fasteners
01-Labor for Installation, Programming and Testing

Total Investment for Access Control Upgrade.....$13,975.00

DYNAMIC SECURITY Professionals, Inc.

Designers & Consultants of Security, Fire, Access & CC TV Systems

EF0001108

F.

RIVERTOWN

Request for Funds

Date of request: ***10/21/2026*** *Submitted by:* ***Richard Losco***

Landscape Enhancement:

Landscape Enhancement for the RiverLodge Beach next to the kayak pond. Removal of the beach sand and filter fabric, replacement with St. Augustine sod, installation of irrigation system by Yellowstone Landscape. Yellowstone Landscape submitted proposal of $4,881.33 for irrigation installation.

Please consider the options below:

Vendor	Warranty	Job Scope	Cost
G & G Excavation	Limited warranty for one (1) Year	Removal of silt fence, sand, and weed mat. Grade area. Sod installation.	$18,200.00
Ironline Civil, Inc	Limited warranty for one (1) Year	Removal of filter fabric & beach sand. Grade area. St Augustine Sod installation.	$20,815.00
Yellowstone Landscape	Limited warranty for one (1) Year	Removal of filter fabric & beach sand. Grade area. St Augustine Sod installation.	$19,400.00

*****Proposals exclude Irrigation Installation by Yellowstone Landscape in the amount of $4,881.33**

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

Vesta

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 Enhancement - RiverLodge

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

■ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by:

_____

(Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge III CDD

Request: ☐ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)

☐ Addition of new improvements (Methodology Consultant and Engineer must sign)

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

Landscape Enhancement for the RiverLodge Beach. Removal of sand, replacement with sod, installation of irrigation system by Yellowstone Landscape.

Total Proposed Compensation: $_____

Cost Share Calculation:

$ _____ Rivers Edge
$ _____ Rivers Edge II
$ _____ Rivers Edge III

Methodology Consultant Approval: _____
(Signature)

_____
(Date)

If requesting addition of new improvements:

Engineer Approval: _____
(Signature)

_____
(Date)

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

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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

_____

By: _____

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date:_____

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

_____

By: _____

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

_____

By: _____

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

G & G Excavation & Construction, Inc.

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

Estimate

Date	Estimate No.
9/18/2026	1065

Customer

Riversedge CDD 3
475 West Town Place
Suite 114
St. Augustine, Florida 32092

Project

Rivertown Riverlodge

Item	Scope of Work	Total
	G & G Excavation and Construction, Inc. proposes to supply all Equipment, Labor, Material, and Supervision for the following: Job: Rivertown Reference: Dirt & Sod Work Scope of Work: 1. Remove silt fence 2. Remove sand and weed mat 3. Grade out area for sod 4. Furnish and install sod 5. Clean up area	
Quote	Total cost for the above work	18,200.00

Thank you for this opportunity to quote this job!

Total	$18,200.00

Phone #
(904) 737-5555

E-mail
ggexcavationcons@gmail.com

PO Box 361 Macclenny, Florida
PHONE (904) 219-5485 | (904) 524-4840

Proposal

Rivertown Riverlodge
Sand Remove and Sod Replacement

	Unit	Qty	Unit $	Cost
Mobilization	LS	1	750.00	750.00
Remove Sand & Silt Fence	LS	1	10,365.00	10,365.00
Import Top Soil	LS	1	1,150.00	1,150.00
St. Augustine Sod	SF	9000	0.95	8,550.00
Subtotal				**20,815.00**
GRAND TOTAL				**20,815.00**

Name: Tyler Mobley **Company:** Ironline Civil Date: **10/6/26**

Tyler Mobley, Vice President tmobley@ironlinecivil.com

NOTES:

- This proposal is to remove Beach Sand, Filter Fabric, and replace with St. Augustine Sod
- Irrigation by others (Does not include regrading after irrigation contractor)

EXCLUDES:

Erosion Control
Any Unsuitable Soil Removal & Replacement
All landscaping, irrigation & irrigation sleeves
Any pavement or concrete repairs

YELLOWSTONE LANDSCAPE

PROPOSED WORK

W. O. #	
NAME	Rivertown CDD III
ADDRESS	River Lodge
DATE	6/4/2026

#				EXTENTION
1	Misc.PVC Pipe and Fittings	$ 670.00	$ 670.00
1	Hunter ICV 2" Valve	$ 404.06	$ 404.06
1	ICD100 Decoder	$ 345.27	$ 345.27
14	5004 Rotor	$ 25.00	$ 350.00
1	VP 12 Valve Box	$ 95.00	$ 95.00
1	Misc. 2-Wire and Wire Splice Kit	$ 185.00	$ 185.00
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
1	Trencher	$ 600.00	$ 600.00
		PARTS TOTAL	$ 2,649.33

DATE	DESCRIPTION	HOURS	RATE	TOTAL
		24	$ 93.00	$ 2,232.00
				$ -
				$ -
				$ -
				$ 2,232.00

COMMENTS : Add a zone for the area that has the beach sand.

MATERIALS	$ 2,649.33
LABOR & RENTAL	$ 2,232.00
TOTAL	$ 4,881.33

DATE PROPOSED 6/4/2026 TECHNICIAN Jack CLIENT

YELLOWSTONE
LANDSCAPE

Proposal #: 724195
Date: 6/30/2026
From: Malcolm Santos

Landscape Enhancement Proposal for
Rivers Edge CDD III

Kevin McKendree
Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092
kmckendree@vestapropertyservices.com

LOCATION OF PROPERTY

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

Remove sand and install St augustine sod at the Riverlodge parking lot next to the pond.

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
St Augustine sod	20	$550.00	$11,000.00
Enhancement Labor	120	$70.00	$8,400.00

Yellowstone will be doing the transition from a sand surface to a healthy grass, improve appearance, usability, and likely drainage/erosion control.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

_____
Print Name/Title

Date _____

Rivers Edge CDD III

Subtotal	$19,400.00
Sales Tax	$0.00
Proposal Total	**$19,400.00**

THIS IS NOT AN INVOICE

G.

1.

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: RiverHouse Pool Equipment - Engineering Plans

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

☐ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by:

_____

(Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

Request: ☐ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)

☐ Addition of new improvements (Methodology Consultant and Engineer must sign)

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

Riverhouse Pool operations equipment - Project Planning and Pricing with Equipment Engineering plans.

Total Proposed Compensation: $ 18,850.00

Cost Share Calculation:

$6,834.07	Rivers Edge
$5,253.31	Rivers Edge II
$6,762.62	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: _____

2.

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: RiverHouse - Pool Operations Equipment Proposal

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

☐ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by:

_____

(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

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Requesting Party: Rivers Edge CDD

Request: ☐ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)

☐ Addition of new improvements (Methodology Consultant and Engineer must sign)

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

Replacement of pool equipment for RiverHouse which includes project planning and pricing, with equipment engineering plans, and concrete contingency.

Total Proposed Compensation: $ 509,061.00

Cost Share Calculation:

$184,560.07	Rivers Edge
$141,870.21	Rivers Edge II
$182,630.72	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: _____

3002 Phillips Highway
Jacksonville, FL 32207
Phone: 904.858.4300
CPC1456979

October 9, 2026

Rivertown River House – Fun Pool and Lap Pool

Kevin McKendree – Operations Manager
kmckendree@vestapropertyservices.com – 904.679.5523
156 Landing Street, St. Johns, FL 32259

Crown Pools Inc (CPI) in coordination with **Wet Engineering (WET)** is pleased to submit a professional scope and fee proposal for the above-referenced project. The fee is based on necessary work and discussions with the Board regarding equipment upgrades at the lap pool and fun pool.

- **Project Planning and Pricing (CPI) with Equipment Engineering plans (WET).**

TASK 1 – Equipment Engineering (WET): Perform a review of the existing lap pool and fun pool to determine recirculation equipment sizing. Task 1 includes site visits to the pools to obtain measurements, pipe info, and general layout of the equipment area. Proposed equipment and Engineered plans are required for Florida Health Department (FDOH) and local Building Department for complete equipment modification Permit. FDOH Approved Engineered plans will provide sizing and plan specification for the following:

- Collector tank, Recirculation pump, Feature pumps, Slide Pump, Chemical feeders, Flow Metering, Water quality controller, and electrical panels.
- Electrical Panel load calculations
- Existing sand filters to remain as-is.
- Chemical Storage to remain as-is.

TASK 2 - Project Planning and Pricing (CPI): Prepare complete Scope of Work and Project Schedules to include durations and pricing for required work on Lap Pool and Fun Pool. Task 2 includes a detailed Scope of Work with associated pricing breakdown and scope durations of performed work. Provide analysis of the necessity and priority of the items included in Scope of Work. Scope of Work will include projected costs and explanations of proposed work for the following:

- Complete assessment of repairs required to meet FDOH and BD codes.
- Existing Electrical loads determined and analyzed.
- Complete remodel of the equipment area for the Fun Pool and the Lap Pool.
- Existing sand filters to remain as-is.
- New cabinets for Lap Pool, Fun Pool, Slide, and Feature.
- New collector tanks for Lap Pool, Fun Pool, Slide, and Feature.

TASK 3 – Concrete Contingency (CPI): Crown Pools has an allotted amount to remove concrete under the existing pack. If there is no concrete under the pack, Crown Pools will issue credit to the contract.

PROJECT ASSUMPTIONS for TASK 1, 2, and 3:

- Submittal of Permit Modification application to Building Department (BD) and Florida Department of Health (FDOH) for pool. Additional fees will be billed hourly on a "not to exceed" basis, should changes to project design following initial submission to BD occur.
- Submittal preparation and presentations to the Florida Department of Health Advisory Review Board (Variance Board) not included and billed as additional services.
- The contract does not include electrical engineering, other than design of low-voltage underwater lighting systems and wiring subpanels in equipment vaults.
- Pool hydraulic systems are as is except for Vault and tank penetrations.
- Modification to Operating DOH Permitting fees are not included.
- It is assumed that the equipment area is not in a flood zone.
- Owner to provide a survey of the proposed equipment area, if available, in .dwg format or the original pool drawings for sizing of equipment area.
- Work will commence upon receipt of a signed contract.

Task 1: $18,850.00 _____

Task 2: $509,061.00 _____

Task 3: ($12,500.00) _____

Accepted By:

_____

Signature Date

_____

Printed Name Printed Title