Rivers Edge
Community Development District

November 18, 2026

AGENDA

Rivers Edge
Community Development District

www.RiversEdgeCDD.com

November 11, 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, November 18, 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. Organizational Matters
   A. Oath of Office for Newly Appointed and Elected Supervisors

   B. Consideration of Resolution 2027-01, Designating Officers

IV. Approval of the Consent Agenda
   A. Minutes of the October 21, 2026 Meeting

   B. Financial Statements as of September 30, 2026

   C. Check Register

V. Staff Reports
   A. Landscape Maintenance - Report

   B. District Engineer

   C. District Counsel – Update on JEA Reimbursement Request

   D. District Manager

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

VI. Discussion on Flock Agreement

VII. Consideration of License Agreement for Bark-to-Bliss

VIII. Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure; Consideration of Resolution 2027-02

IX. Consideration of Resolution 2027-03, Amending the Fiscal Year 2026 Budget

X. Public Hearing to Adopt Revised Fees and Policies; Consideration of Resolution 2027-04

XI. Cost Share Requests
A. RiverFront Park Pier Repair

B. Stormwater Needs Analysis

C. Replacement of RiverHouse Light Fixtures and Ceiling Fans

XII. Discussion of Replacement of Wood Fencing

XIII. Other Business

XIV. Supervisor Requests

XV. Audience Comments

XVI. Next Scheduled Meeting – December 16, 2026 at 9:00 a.m. at the River House

XVII. Adjournment

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

THIRD ORDER OF BUSINESS

B.

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Rivers Edge Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the County of St. Johns, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Rivers Edge Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 28TH DAY OF NOVEMBER, 2026.

ATTEST

_____
Secretary/Assistant Secretary

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

_____
Chairman/Vice Chairman

FOURTH 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, October 21, 2026 at 9:01 a.m. at the River Club Amenity Center, 160 Riverglade Run, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel by telephone
Mary Grace Henley	District Counsel
Devin Connell	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
Lisa McCormick	Vesta/Amenity Services
Ken Council	Amenity Manger, Vesta
Jay King	Vice President, Vesta
Garrett Cannady	Yellowstone Landscape
Brad Correia	Crown Pools
Several Residents	

The following is a summary of the discussions and actions taken at the October 21, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. deNagy called the meeting to order at 9:01 a.m. and called the roll.

SECOND ORDER OF BUSINESS Audience Comments

A resident stated I want to thank Mac and Chris for taking the time to respond to some of the many emails that were sent from St. Johns Enrichment parents. I'm here to voice my disappointment and frustration regarding the decision to end St. Johns Enrichment's use of RiverHouse.

A number of residents spoke in favor of and in support of St. Johns Enrichment.

A resident voiced budget concerns and the makeup of the other CDD boards.

THIRD ORDER OF BUSINESS 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

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

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscape Maintenance - Report

Mr. Cannady gave an overview of the October landscape report, copy of which was included in the agenda package.

B. District Engineer

There being none, the next item followed.

C. District Counsel

Ms. Henley updated the board on the status of the JEA claim for damages related to main line break failures in the District's reclaimed water irrigation system. JEA's response to the District's appeal is due November 7, 2026.

D. District Manager

1. Update on the Fiscal Year 2026 Goals & Objectives

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the fiscal year 2026 goals and objectives were accepted.

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

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

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

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor Mr. White was authorized to work with staff on developing a scope of services for the RFP.

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

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

Mr. Losco reported on the election process and the status of the RiverHouse renovation.

FIFTH ORDER OF BUSINESS Discussion of Outside Activities at the RiverHouse

Mr. deNagy stated I sent to the board a document that Vesta drafted with the assistance of District Counsel. Vesta provided an audit report of all the outside activities at the RiverHouse and this was a discussion over the last couple of meetings.

Ms. Henley stated the chart you were sent includes information on any financial arrangement, how they are operating (i.e., as a resident club, license agreement, Vesta subcontractor, etc.). If there are any questions on how we prioritize things and what gets a license agreement and what does not, I can help with this, but this is an open discussion of the Board.

Mr. deNagy stated I think this was more for you to visualize all the different agreements. You get them coming in piecemeal, this is a good visual for you to see all the different agreements that you have in place. The other document that we have is a table that District Counsel put together, which is a facility use option matrix, and this is helpful for staff to know when a request

comes in what category does it fall in, regular facility use, a rental, resident club, license agreement or is it a Vesta lifestyle sub-contractor. I think the board has directed staff to negotiate a 10% revenue share for all future license agreements. You have a public hearing in November to talk about rental rates.

Mr. White asked can you clarify what was done at the last meeting?

Mr. deNagy stated at the last meeting this Board approved high watermark rental rates. You set a public hearing November 18, 2026. Members of the audience can come at the public hearing; we will open a session specific to that and provide public comments specific to rental rates and the Board could ultimately decide to lower those rates from what is advertised.

SIXTH ORDER OF BUSINESS **Discussion of License Agreement for Facility Use by Lacrosse Team**

Mr. Losco outlined the request for use of the soccer field for a lacrosse team and stated they will provide a 10% revenue share and will provide a certificate of insurance.

> On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor a license agreement for facility use by the Lacrosse Team was approved subject to approval by CDD II and III.

SEVENTH ORDER OF BUSINESS **Cost Share Requests**

A. FPL Parking Lot Lighting

Mr. White asked what the current cost to replace one of these lights?

Mr. McKendree stated it's about $13,000.

Mr. White asked what if the lights break or need repair. What would the cost be?

Mr. McKendree stated it varies depending on the repair needed.

Mr. White asked if maintenance would shift to PFL.

Mr. McKendree stated all maintenance goes to FPL.

Mr. deNagy explained this item came before the Board last month, and this is for you to see and ratify approval of the upfront boring costs for the new light poles in the RiverHouse parking lot.

> On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the cost share request for parking lot lighting in the amount of

$3,091.65 for Rivers Edge was approved subject to approval by CDD II and III.

B. Sidewalk Repairs

Mr. Losco explained this is trip hazard mitigation for district sidewalks. District Counsel advised that the District should remediate the hazards now that they have been brought to the Board's attention.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the cost share for sidewalk repair in the amount of $16,493.12 for Rivers Edge was approved.

C. Pond Maintenance Addendum

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the cost share for additional pond services for ponds 111 and 112 in CDD III in the amount of $1,113.75 for Rivers Edge was approved subject to acceptance of CDD III.

D. RiverHouse Air Conditioning System

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the selection of the Cool R Us proposal and the cost share in the amount of $13,595.63 for Rivers Edge was approved.

E. Aurora Keyscan Access Control System

Mr. Losco explained this would get all three districts on the same security access software and would give the Board the ability to move to mobile credentials in the future. Moving to this access could save the District up to $6,000-$8,000 a year in cost savings due to not having to purchase physical access cards. Physical access cards will still be available for individuals who cannot use mobile credentials.

On MOTION by Mr. White seconded by Mr. McIntyre with all in favor the cost share for access control system for the RiverHouse amenity center in the amount of $5,429.19 for Rivers Edge was approved and Mr. White was authorized to work with staff on this item.

F. RiverLodge Landscape Enhancement

This item was tabled.

G. RiverHouse Pool Operations

1. Engineering Plans

Mr. Losco stated this item was discussed at a joint meeting where we proposed capital projects for fiscal year 2027. The consensus at the time from all three boards was to remove this item from the capital reserve budget for fiscal year 2027. We are bringing it forth to make sure everyone is aware that we are trying to prevent any potential shutdown in the spring/summer season due to equipment repairs and failures. Our goal today is to seek approval of the engineering plans and services to ensure timely procurement of materials, maintain project schedule and review cost savings for consideration in fiscal year 2028 budget. We brought in the expert, Brad Correia, the owner of Crown Pools and he has submitted a proposal for replacement of the equipment.

Mr. Correia reviewed the scope of work and details, to get away from mechanical vaults and onto a slab scenario and stated I want to condense some of this and make it better instead of just replacing as is. The idea is to engage now so we can coordinate and procure equipment and take care of this at a time when it is not in the middle of swim season.

> On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor staff was authorized to proceed with the engineering plans portion of the project only, in the amount of $18,850 with a cost-share of $6,834.07 for CDD I.

2. Equipment

This item was tabled.

SEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisors' Requests

Mr. Baron asked Mr. Losco to look into an RFP on pest control.

NINTH ORDER OF BUSINESS Audience Comments

A resident asked are all children programs being eliminated like the enrichment program?

Mr. Cameron stated I have a problem with Bartram High School utilizing the pool for a number of reasons. I believe the County should provide the ballfields, pools, etc. for any school. The amount that we charge is going to be negotiated.

A resident asked why were problems not brought to my attention before now when we have been here for four years.

Mr. White stated I have been looking at the list that was sent to us, I don't see anything specific and there could be things that are missing in regard to current, outside use that there are minors utilizing the RiverHouse rental space in specific.

Ms. Fatuch stated we did have Art in Motion, but she is no longer here.

Mr. White stated the only one we had was St. Johns Enrichment. We were put in a position by Districts II and III. The remodel budget for RiverHouse was $200,000 that would have directly impacted CDD I. CDD II and III was a combined cost share of $120,000. There is going to be an additional cost for a/c replacement in the future and we will ask for a cost share on that. Their stipulation to approve the cost share was that St. John Enrichment did not continue. We have to do right by the community and that is why we are here. There are 70 kids in the program paying $1,400 per kid per week and bringing in a total of $80,080. It was not designed for classrooms. That volume of money could put our tax-exempt status at risk.

After further discussion the board took the following action.

On MOTION by Mr. White seconded by Mr. Cameron with four in favor and Mr. Baron opposed, the previous motion as amended to give a refund in the amount of $2,500 to St. Johns Enrichment was approved.

A resident asked what is going to happen with the Kudzu coming into the neighborhood and status of the oak trees. The RiverLodge has Kudzu growing. I'm concerned about how the decision for St. Johns Enrichment will affect any other for-profit in the neighborhood. There are several.

Mr. deNagy stated reach out to Vesta about the Kudzu.

TENTH ORDER OF BUSINESS **Next Scheduled Meeting – November 18, 2026 at 9:00 a.m. at the River Club, 160 Riverglade Run, St. Johns, Florida**

Mr. deNagy stated the next meeting is scheduled to be held November 18, 2026 at 9:00 a.m. in the same location.

On MOTION by Mr. McIntyre seconded by Mr. White with all in favor the meeting adjourned at 11:09 a.m.

Secretary/Assistant Secretary Chairman/Vice Chairman

B.

Rivers Edge

Community Development District

Unaudited Financial Reporting

September 30, 2026

Rivers Edge

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 195,751	$ -	$ 24,802	$ 220,553
Due from Mattamy - Pond Conveyance	649	-	-	649
Due from Mattamy - Boundary Amendment	70	-	-	70
Investments:				
State Board of Administration (SBA)	252	-	1,100,083	1,100,334
US Bank Custody Account	353	-	-	353
Series 2016				
Reserve	-	257,677	-	257,677
Revenue	-	384,339	-	384,339
Series 2018				
Reserve	-	115,774	-	115,774
Revenue	-	218,628	-	218,628
Series 2018A-1/2018A-2				
Revenue	-	137,985	-	137,985
Reserve 2018A-1	-	68,919	-	68,919
Reserve 2018A-2	-	83,813	-	83,813
Prepaid Expenses	120,748	-	-	120,748
Total Assets	**$ 317,822**	**$ 1,267,134**	**$ 1,124,885**	**$ 2,709,842**
Liabilities:				
Accounts Payable	$ 29,405	$ -	$ 3,945	$ 33,350
Accrued Expenses	34,685	-	-	34,685
Total Liabilities	**$ 64,090**	**$ -**	**$ 3,945**	**$ 68,035**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 120,748	$ -	$ -	$ 120,748
Restricted for:				
Debt Service	-	1,267,134	-	1,267,134
Assigned for:				
Capital Reserve Fund	-	-	1,120,940	1,120,940
Unassigned	132,985	-	-	132,985
Total Fund Balances	**$ 253,732**	**$ 1,267,134**	**$ 1,120,940**	**$ 2,641,807**
Total Liabilities & Fund Balance	$ 317,822	$ 1,267,134	$ 1,124,885	$ 2,709,842

Rivers Edge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	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	43,492	15,492	
Rental Revenue	20,000	20,000	29,161	9,161	
Cost Share Landscaping Rivers Edge II	313,604	313,604	313,604	-	
Cost Share Amenity Rivers Edge II	2,365	2,365	2,365	-	
Cost Share Amenity Rivers Edge III	109,345	109,345	109,345	-	
Community Garden	1,500	1,500	1,725	225	
Tennis Revenue	1,000	1,000	-	(1,000)	
Special Events	20,000	20,000	20,339	339	
Total Revenues	**$ 3,244,063**	**$ 3,244,063**	**$ 3,284,705**	**$ 40,641**	
Expenditures:					
General & Administrative:					
Supervisor Fees	$ 12,000	$ 12,000	$ 10,200	$ 1,800	85%
FICA Expense	918	918	780	138	85%
District Engineer	25,000	25,000	11,087	13,913	44%
District Counsel	60,000	60,000	51,841	8,159	86%
District Management	56,040	56,040	56,040	-	100%
Assessment Roll Administration	5,899	5,899	5,899	-	100%
Dissemination Agent	7,197	7,197	8,297	(1,100)	115%
Information Technology	3,407	3,407	3,407	-	100%
Website Maintenance	1,755	1,755	1,755	-	100%
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	500	215	285	43%
Postage	2,500	2,500	3,032	(532)	121%
Printing & Binding	2,000	2,000	1,907	93	95%
Insurance	12,165	12,165	10,918	1,247	90%
Legal Advertising	2,500	2,500	2,163	337	87%
Other Current Charges	200	200	1,037	(837)	519%
Office Supplies	50	50	13	37	26%
Dues, Licenses & Subscriptions	175	175	175	-	100%
Total General & Administrative	**$ 211,905**	**$ 211,905**	**$ 190,243**	**$ 21,664**	

Rivers Edge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance	Progress
Operations & Maintenance:					
Grounds Maintenance					
Field Operations Management (Vesta)	$ 41,230	$ 41,230	$ 41,230	$ -	100%
Landscape Maintenance	1,099,201	1,099,201	1,099,197	4	100%
Landscape Contingency	107,000	107,000	273,346	(166,346)	255%
Irrigation Repairs and Maintenance	65,000	65,000	139,011	(74,011)	214%
Lake Maintenance	62,000	62,000	78,410	(16,410)	126%
Irrigation Water Use	260,000	260,000	290,141	(30,141)	112%
Electric	208,300	208,300	245,507	(37,207)	118%
Street Lighting & Signage Repairs and Replacements	45,000	45,000	82,382	(37,382)	183%
Street and Drainage Maintenance	5,000	5,000	580	4,420	12%
Repairs and Maintenance	50,000	50,000	98,025	(48,025)	196%
Subtotal Grounds Maintenance	**$ 1,942,731**	**$ 1,942,731**	**$ 2,347,829**	**$ (405,098)**	
Amenity Center - River House					
General Manager (Vesta)	$ 48,911	$ 48,911	$ 50,617	$ (1,706)	103%
Amenity Manager (Vesta)	59,064	59,064	59,064	-	100%
Maintenance Service (Vesta)	109,188	109,188	109,188	-	100%
Lifestyle Director (Vesta)	45,342	45,342	45,342	-	100%
Lifeguards (Vesta)	47,256	47,256	53,147	(5,891)	112%
Guest Services (Vesta)	53,228	53,228	53,228	-	100%
Security Monitoring	2,400	2,400	3,914	(1,514)	163%
Security Guards	103,840	103,840	111,181	(7,342)	107%
Telephone & Internet	25,000	25,000	12,477	12,523	50%
Insurance	109,782	109,782	104,738	5,044	95%
Fitness Equipment Lease	27,921	27,921	27,921	-	100%
Janitorial Services & Supplies (Vesta)	34,748	34,748	34,748	-	100%
Pressure Washing	5,000	5,000	350	4,650	7%
Pool Chemicals (Poolsure)	26,095	26,095	21,994	4,101	84%
Natural Gas	590	590	746	(156)	126%
Electric	39,720	39,720	33,751	5,969	85%
Water & Sewer	50,000	50,000	55,173	(5,172)	110%
Repairs & Replacements	99,043	99,043	142,604	(43,561)	144%
Refuse	60,800	60,800	25,474	35,326	42%
Pest Control	11,000	11,000	7,860	3,140	71%
Fire Alarm System Maintenance	2,000	2,000	11,732	(9,732)	587%
Access Cards	6,500	6,500	3,950	2,550	61%
Licenses & Permits	1,800	1,800	1,330	470	74%
Other Current Charges	8,000	8,000	813	7,187	10%
Special Events	50,000	50,000	43,004	6,996	86%
Holiday Decorations	30,000	30,000	26,796	3,204	89%
Office Supplies & Postage	3,500	3,500	4,065	(565)	116%
Community Garden	500	500	-	500	0%
Subtotal Amenity Center - River House	**$ 1,061,228**	**$ 1,061,228**	**$ 1,045,208**	**$ 16,021**	
Total Operations & Maintenance	**$ 3,003,959**	**$ 3,003,959**	**$ 3,393,037**	**$ (389,077)**	

Rivers Edge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	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**	**$ 3,365,863**	**$ 3,733,280**	**$ (367,413)**	**111%**
Excess (Deficiency) of Revenues over Expenditures	$ (121,800)	$ (121,800)	$ (448,575)	$ 408,054	
Other Financing Sources/(Uses):					
Transfer In/(Out)	$ -	$ -	$ -	$ -	
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**	
Net Change in Fund Balance	**$ (121,800)**	**$ (121,800)**	**$ (448,575)**	**$ 408,054**	
Fund Balance - Beginning	$ 121,800		$ 702,308		
Fund Balance - Ending	$ -		$ 253,732		

Rivers Edge

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	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	1,472	43,492
Rental Revenue	934	1,800	-	4,475	1,500	2,117	3,283	3,446	-	7,650	2,843	1,113	29,161
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	26,134	313,604
Cost Share Amenity Rivers Edge II	197	197	197	197	197	197	197	197	197	197	197	197	2,365
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	9,112	109,345
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	261	20,339
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**	**$ 38,289**	**$ 3,284,705**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ -	$ 800	$ 800	$ 2,000	$ 1,000	$ -	$ 800	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 10,200
FICA Expense	61	-	61	61	153	77	-	61	77	77	77	77	780
District Engineer	443	1,212	-	1,445	-	1,215	1,200	609	1,183	1,493	978	1,309	11,087
District Counsel	4,917	3,437	658	5,285	5,407	4,230	-	1,964	5,696	7,303	6,729	6,216	51,841
District Management	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	56,040
Assessment Roll Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Dissemination Agent	900	600	600	1,100	600	600	900	600	600	600	600	600	8,297
Information Technology	284	284	284	284	284	284	284	284	284	284	284	284	3,407
Website Maintenance	146	146	146	146	146	146	146	146	146	146	146	146	1,755
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	33	215
Postage	105	537	63	162	135	127	115	109	107	1,405	83	83	3,032
Printing & Binding	32	33	72	37	50	41	31	28	90	1,317	32	143	1,907
Insurance	10,918	-	-	-	-	-	-	-	-	-	-	-	10,918
Legal Advertising	-	-	-	-	114	358	317	531	-	744	-	99	2,163
Other Current Charges	-	-	65	111	76	87	130	104	95	44	162	162	1,037
Office Supplies	1	1	1	1	1	1	1	1	1	1	1	1	13
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**	**$ 14,783**	**$ 14,822**	**$ 190,243**
Operations & Maintenance:													
Grounds 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	$ 3,436	$ 41,230
Landscape Maintenance	91,600	91,600	91,600	95,086	95,086	91,600	91,600	91,600	84,628	91,600	91,600	91,600	1,099,197
Landscape Contingency	13,680	-	7,210	4,200	17,245	11,580	173,418	6,015	11,850	2,243	22,530	3,375	273,346
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	7,880	139,011
Lake Maintenance	5,430	4,470	4,470	4,470	4,470	4,470	5,430	5,430	5,430	11,280	9,230	13,830	78,410
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	30,039	290,141
Electric	19,834	19,645	19,802	21,106	20,781	20,682	20,684	20,658	20,441	20,685	20,885	20,304	245,507
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	6,370	82,382
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	3,789	98,025
Subtotal Grounds Maintenance	**$ 189,557**	**$ 172,341**	**$ 172,476**	**$ 150,691**	**$ 176,938**	**$ 161,470**	**$ 339,599**	**$ 176,372**	**$ 202,021**	**$ 199,280**	**$ 226,462**	**$ 180,622**	**$ 2,347,829**

Rivers Edge

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	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	$ 4,211	$ 50,617
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	4,922	59,064
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	9,099	109,188
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	3,778	45,342
Lifeguards (Vesta)	-	-	-	-	424	3,553	4,071	5,101	10,220	18,732	8,915	2,132	53,147
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	4,436	53,228
Security Monitoring	209	209	209	209	209	209	209	209	1,110	-	685	450	3,914
Security Guards	7,930	11,489	7,244	8,333	11,205	8,681	8,014	8,351	12,898	8,489	7,661	10,889	111,181
Telephone & Internet	849	850	966	1,060	1,059	1,059	1,059	1,059	867	1,039	739	1,871	12,477
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	2,896	34,748
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	2,827	21,994
Natural Gas	44	46	46	67	69	67	67	67	67	69	69	67	746
Electric	2,889	1,587	1,452	1,793	1,554	3,394	3,352	3,357	3,510	3,643	3,556	3,663	33,751
Water & Sewer	4,424	4,645	3,559	3,764	2,738	3,283	6,174	5,887	5,745	5,489	4,820	4,646	55,173
Repairs & Replacements	17,983	4,403	13,278	10,509	11,250	13,290	10,064	15,966	16,485	14,877	4,375	10,124	142,604
Refuse	1,819	1,817	2,086	2,367	2,192	1,937	2,312	2,214	2,214	2,210	2,124	2,182	25,474
Pest Control	611	611	631	-	1,242	631	631	631	631	631	631	978	7,860
Fire Alarm System Maintenance	175	-	441	-	450	2,980	410	331	6,845	-	100	-	11,732
Access Cards	-	-	-	3,950	-	-	-	-	-	-	-	-	3,950
Licenses & Permits	-	-	405	-	-	-	-	-	925	-	-	-	1,330
Other Current Charges	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	839	43,004
Holiday Decorations	13,398	-	13,398	-	-	-	-	-	-	-	-	-	26,796
Office Supplies & Postage	188	263	270	120	1,446	131	-	141	318	196	762	230	4,065
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**	**$ 66,912**	**$ 70,238**	**$ 1,045,208**
Total Operations & Maintenance	**$ 383,025**	**$ 232,851**	**$ 255,936**	**$ 220,477**	**$ 274,991**	**$ 233,777**	**$ 410,051**	**$ 250,494**	**$ 300,906**	**$ 286,293**	**$ 293,375**	**$ 250,861**	**$ 3,393,037**
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**	**$ 308,158**	**$ 265,683**	**$ 3,733,280**
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)	$ (264,711)	$ (227,394)	$ (448,575)
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)**	**$ (264,711)**	**$ (227,394)**	**$ (448,575)**

Rivers Edge

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 709,452	$ 709,452	$ 713,645	$ 4,193
Interest Income	5,000	5,000	25,977	20,977
Total Revenues	**$ 714,452**	**$ 714,452**	**$ 739,622**	**$ 25,170**
Expenditures:				
Interest - 11/1	$ 233,655	$ 233,655	$ 233,523	$ 133
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**	**$ 707,178**	**$ 711,915**	**$ (4,738)**
Excess (Deficiency) of Revenues over Expenditures	$ 7,274	$ 7,274	$ 27,707	$ 29,908
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 7,274**	**$ 7,274**	**$ 27,707**	**$ 29,908**
Fund Balance - Beginning	$ 357,500		$ 614,309	
Fund Balance - Ending	$ 364,774		$ 642,016	

Rivers Edge

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 458,917	$ 458,917	$ 456,349	$ (2,568)
Interest Income	5,000	5,000	14,041	9,041
Total Revenues	**$ 463,917**	**$ 463,917**	**$ 470,390**	**$ 6,474**
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)	$ (3,785)	$ 16,344
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ (388)**	**$ (388)**	**$ (3,785)**	**$ 16,344**
Fund Balance - Beginning	$ 214,750		$ 338,187	
Fund Balance - Ending	$ 214,362		$ 334,402	

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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	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	13,231	8,231
Total Revenues	**$ 449,246**	**$ 449,246**	**$ 466,026**	**$ 16,780**
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	$ 17,679	$ 31,655
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 15,773**	**$ 15,773**	**$ 17,679**	**$ 31,655**
Fund Balance - Beginning	$ 110,095		$ 273,037	
Fund Balance - Ending	$ 125,868		$ 290,716	

Rivers Edge

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Interest	$ 10,000	$ 10,000	$ 26,440	$ 16,440
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**	**$ 176,440**	**$ 16,440**
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	28,400	24,567	3,833
RiverHouse A/C Unit Replacement (C/S)	39,050	39,050	-	39,050
RiverHouse Tennis Court Fencing (C/S)*	28,400	28,400	27,317	1,083
RiverHouse Pool Pump Sand Filtration (C/S)	44,375	44,375	-	44,375
Permanent Holiday Lighting (C/S)	27,690	27,690	-	27,690
Playground Equipment (C/S)	7,100	7,100	-	7,100
Pocket Parks Equipment Repair/Replacement (C/S)	15,744	15,744	-	15,744
Maintenance Golf Cart (C/S)	3,550	3,550	-	3,550
Maintenance Work Truck (C/S)	23,075	23,075	22,269	806
Repairs and Replacements*	10,000	10,000	183,664	(173,664)
Capital Outlay - RiverHouse Pool Repairs (Crown Pools, Inc.)*	-	-	16,503	(16,503)
Other Current Charges	1,000	1,000	155	845
Total Expenditures	**$ 265,900**	**$ 265,900**	**$ 316,963**	**$ (51,063)**
Excess (Deficiency) of Revenues over Expenditures	**$ (105,900)**		**$ (140,523)**	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (105,900)**		**$ (140,523)**	
Fund Balance - Beginning	$ 1,357,361		$ 1,261,463	
Fund Balance - Ending	$ 1,251,461		$ 1,120,940	

*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	$ 257,677	
Reserve Fund Balance	257,677	
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

9/1/26 - 9/30/26

Fund	Date	Check No.	Amount
General Fund			
Payroll	9/21/26	50825-50829	$ 923.50
		Sub-Total	$ 923.50
Accounts Payable	9/4/26	7863-7893	$ 64,770.37
	9/11/26	7894-7901	55,597.60
	9/25/26	7902-7942	229,760.94
		Sub-Total	$ 350,128.91
Capital Reserve Fund			
Accounts Payable	9/4/26	61-62	$ 87,966.70
	9/11/26	63	9,980.80
	9/25/26	64	24,952.00
		Sub-Total	$ 122,899.50
Total			**$ 473,951.91**

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50825	18	AHMED M MCINTYRE	184.70	9/21/2026
50826	24	CHRISTOPHER P WHITE	184.70	9/21/2026
50827	21	FREDERICK T BARON	184.70	9/21/2026
50828	22	ROBERT L CAMERON	184.70	9/21/2026
50829	23	SCOTT MAYNARD	184.70	9/21/2026

TOTAL FOR REGISTER 923.50

Attendance Sheet

District Name: Rivers Edge CDD

Board Meeting Date: September 16, 2026

	Name	In Attendance	Fee
1	Fred Baron *Assistant Secretary*	✓	YES - $200
2	Mac McIntrye *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:

Corbin deVagy
District Manager Signature

9/21/2026
Date

PLEASE RETURN COMPLETED FORM TO TARA LEE

*** CHECK NOS. 007863-007942 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 #
9/04/26	00076	8/27/26	53569571	202608	330-57200-45700		*	77.63		
			FIRST AID SUPPLIES							
						CINTAS FIRE 636525			77.63	007863
9/04/26	00425	8/25/26	479	202608	320-57200-60000		*	2,650.00		
			N LAKE DOG PARK GATE RPR							
						FENCESCAPE LLC			2,650.00	007864
9/04/26	00365	9/01/26	206407	202609	320-57200-46800		*	5,430.00		
			SEP LAKE MAINTENANCE							
						FLORIDA WATERWAYS INC			5,430.00	007865
9/04/26	00071	9/01/26	23478138	202608	330-57200-34510		*	2,572.64		
			SEC SRVC 08/17-08/30/2026							
		9/01/26	23478138	202608	330-57200-34510		*	391.69		
			MILEAGE							
						GIDDENS SECURITY CORPORATION			2,964.33	007866
9/04/26	00261	8/27/26	1961	202608	320-57200-49400		*	720.00		
			9/12 SW CHARACTERS 2HR							
						GIRLY-GIRL PARTEA'S INC			720.00	007867
9/04/26	00278	8/06/26	429291	202608	330-57200-45700		*	36.97		
			MAINTENANCE SUPPLIES							
						HAGAN ACE HARDWARE OF MANDARIN			36.97	007868
9/04/26	00278	8/09/26	429299	202608	330-57200-45700		*	34.93		
			MAINTENANCE SUPPLIES							
						HAGAN ACE HARDWARE OF MANDARIN			34.93	007869
9/04/26	00278	8/13/26	429327	202608	330-57200-45700		*	26.98		
			MAINTENANCE SUPPLIES							
						HAGAN ACE HARDWARE OF MANDARIN			26.98	007870
9/04/26	00278	8/28/26	429448	202608	330-57200-45700		*	109.32		
			MAINTENANCE SUPPLIES							
						HAGAN ACE HARDWARE OF MANDARIN			109.32	007871
9/04/26	00256	8/25/26	5211	202608	320-57200-46500		*	12,840.00		
			RPL LIGHT POLE-ROUNDABOUT							
						KAD ELECTRIC COMPANY			12,840.00	007872
9/04/26	00256	8/25/26	5212	202608	320-57200-60000		*	8,400.00		
			WATERFALL GROUND BOXES							
						KAD ELECTRIC COMPANY			8,400.00	007873

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/04/26	00082	9/01/26	69837848	202609	330-57200-45900			*	347.19		
			SENTRICON COVERAGE								
							NADER'S PEST RAIDERS			347.19	007874
9/04/26	00073	9/01/26	13129563	202609	330-57200-45210			*	2,826.74		
			SEP POOL CHEMICALS								
							POOLSURE			2,826.74	007875
9/04/26	00401	8/25/26	22013170	202607	310-51300-31100			*	609.05		
			JUL DRAINAGE ISSUE-ARBORS								
							PRIME AE GROUP INC			609.05	007876
9/04/26	00411	8/30/26	528	202608	320-57200-46102			*	1,500.00		
			TREE REMOVAL								
							QUILLS TREE SERVICES LLC			1,500.00	007877
9/04/26	00411	8/31/26	529	202608	320-57200-46102			*	400.00		
			TREE REMOVAL								
							QUILLS TREE SERVICES LLC			400.00	007878
9/04/26	00340	8/23/26	1229	202608	320-57200-46500			*	1,240.00		
			RPL LIGHTS-MAIN/MONUMENT								
		9/01/26	1230	202609	320-57200-46500			*	240.00		
			RPL BURNT OUT LED MODULES								
		9/01/26	1231	202609	320-57200-46500			*	270.00		
			RPLC GFCI RECEPTACLE								
		9/01/26	1232	202609	320-57200-46500			*	1,050.00		
			POOL AREA RECEPTACLES								
		9/01/26	1233	202609	320-57200-46500			*	300.00		
			POOL GAZEBO 2 RECEPTACLES								
							TMT ELECTRIC LLC			3,100.00	007879
9/04/26	00389	8/20/26	26393079	202608	330-57200-45700			*	85.02		
			JANITORIAL SUPPLIES								
		8/20/26	26393975	202608	330-57200-45700			*	1,068.94		
			JANITORIAL SUPPLIES								
		8/24/26	26398851	202608	330-57200-45700			*	36.65		
			JANITORIAL SUPPLIES								
		8/25/26	26402962	202608	330-57200-45700			*	23.12		
			JANITORIAL SUPPLIES								
		8/26/26	26405988	202608	330-57200-45700			*	27.40		
			JANITORIAL SUPPLIES								
							W B MASON CO INC			1,241.13	007880
9/04/26	00334	8/14/26	1244672	202608	320-57200-46000			*	324.18		
			AUG IRRIG RPR 427 MAIN ST								
							YELLOWSTONE LANDSCAPE			324.18	007881

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/04/26	00334	8/25/26	1247964	202608	320	57200-46000				*	376.31		
			AUG IRRIG 686 NARROWLEAF										
									YELLOWSTONE LANDSCAPE			376.31	007882
9/04/26	00334	8/25/26	1247965	202608	320	57200-46000				*	817.32		
			AUG IRRIG 324 SILK GRASS										
									YELLOWSTONE LANDSCAPE			817.32	007883
9/04/26	00334	8/25/26	1247966	202608	320	57200-46000				*	1,191.12		
			AUG IRRIG RIVER WALK BLVD										
									YELLOWSTONE LANDSCAPE			1,191.12	007884
9/04/26	00334	8/27/26	1248820	202608	320	57200-46101				*	2,660.00		
			HOMESTEAD PLYGROUND MULCH										
									YELLOWSTONE LANDSCAPE			2,660.00	007885
9/04/26	00334	8/27/26	1248821	202608	320	57200-46101				*	1,900.00		
			GARDENS PLAYGROUND MULCH										
									YELLOWSTONE LANDSCAPE			1,900.00	007886
9/04/26	00334	8/27/26	1248822	202608	320	57200-46101				*	3,800.00		
			RVRHOUSE PLAYGROUND MULCH										
									YELLOWSTONE LANDSCAPE			3,800.00	007887
9/04/26	00334	8/27/26	1248823	202608	320	57200-46101				*	2,280.00		
			ADVENTURE PLYGROUND MULCH										
									YELLOWSTONE LANDSCAPE			2,280.00	007888
9/04/26	00334	8/27/26	1248824	202608	320	57200-46101				*	2,280.00		
			ENCLAVES PLAYGROUND MULCH										
									YELLOWSTONE LANDSCAPE			2,280.00	007889
9/04/26	00334	8/27/26	1248825	202608	320	57200-46101				*	1,900.00		
			N LAKE PLAYGROUND MULCH										
									YELLOWSTONE LANDSCAPE			1,900.00	007890
9/04/26	00334	8/27/26	1248826	202608	320	57200-46101				*	2,660.00		
			ARBORS PLAYGROUND MULCH										
									YELLOWSTONE LANDSCAPE			2,660.00	007891
9/04/26	00334	8/27/26	1248827	202608	320	57200-46000				*	1,152.12		
			AUG IRRIGATION REPAIRS										
									YELLOWSTONE LANDSCAPE			1,152.12	007892
9/04/26	00334	8/27/26	1248828	202608	320	57200-46000				*	115.05		
			AUG IRR RPR 47 NARROWLEAF										
									YELLOWSTONE LANDSCAPE			115.05	007893

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/11/26	00076	8/31/26	42807968	202608	330-57200-45700			*	163.07		
			ACTIVE SCRAPER/MAT ONYX								
							CINTAS FIRE 636525			163.07	007894
9/11/26	00151	9/04/26	4056	202609	320-57200-60000			*	2,750.00		
			CONCRETE WORK								
							G&G EXCAVATION & CONSTRUCTION INC.			2,750.00	007895
9/11/26	00003	9/01/26	295	202609	310-51300-34000			*	4,670.00		
			SEP MANAGEMENT FEES								
		9/01/26	295	202609	310-51300-35100			*	146.25		
			SEP WEBSITE ADMIN								
		9/01/26	295	202609	310-51300-35100			*	283.92		
			SEP INFO TECH								
		9/01/26	295	202609	310-51300-32400			*	599.75		
			SEP DISSEM AGENT SRVCS								
		9/01/26	295	202609	310-51300-51000			*	1.23		
			OFFICE SUPPLIES								
		9/01/26	295	202609	310-51300-42000			*	83.06		
			POSTAGE								
		9/01/26	295	202609	310-51300-42500			*	143.25		
			COPIES								
		9/01/26	295	202609	310-51300-41000			*	32.89		
			TELEPHONE								
							GOVERNMENTAL MANAGEMENT SERVICES			5,960.35	007896
9/11/26	00340	9/04/26	1234	202609	320-57200-46500			*	300.00		
			STREETLIGHT-SOCKET/GLOBE								
		9/04/26	1235	202609	320-57200-46500			*	275.00		
			STREETLIGHT-SOCKET/LED								
		9/04/26	1236	202609	320-57200-46500			*	850.00		
			LED DRIVER/SURGE SUPRESS								
							TMT ELECTRIC LLC			1,425.00	007897
9/11/26	00155	8/31/26	434646	202608	330-57200-34000			*	142.00		
			AUG BILLABLE MILEAGE 1/3								
							VESTA PROPERTY SERVICES, INC.			142.00	007898
9/11/26	00155	8/31/26	434651	202608	330-57200-34200			*	8,914.60		
			AUG LIFEGUARD HOURS								
							VESTA PROPERTY SERVICES, INC.			8,914.60	007899
9/11/26	00155	9/01/26	434298	202609	330-57200-34000			*	4,075.93		
			SEP GEN MANAGER SRVCS								
		9/01/26	434298	202609	320-57200-46001			*	3,435.82		
			SEP FIELD OPS								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/01/26	434298	202609	330-57200-34001			*	3,778.47		
			SEP LIFESTYLE SRVCS								
		9/01/26	434298	202609	330-57200-34400			*	4,435.64		
			SEP GUEST SRVCS								
		9/01/26	434298	202609	330-57200-34100			*	9,099.03		
			SEP MIANTENANCE SRVCS								
		9/01/26	434298	202609	330-57200-45300			*	2,895.68		
			SEP JANITORIAL SRVCS								
		9/01/26	434298	202609	330-57200-34402			*	4,922.01		
			SEP AMENITY MANAGER								
							VESTA PROPERTY SERVICES, INC.			32,642.58	007900
9/11/26	00435	9/05/26	09052026	202609	330-57200-45700			*	1,200.00		
			DOOR HANDLE W/O KEY ENTRY								
		9/05/26	09052026	202609	330-57200-45700			*	2,400.00		
			DOOR HANDLE W/BUTTON LOCK								
							WE DO LOCKSMITH LLC			3,600.00	007901
9/25/26	00215	9/22/26	47911	202609	330-57200-34500			*	225.00		
			QUARTERLY MONITORING								
							DYNAMIC SECURITY PROFESSIONALS INC			225.00	007902
9/25/26	00215	9/22/26	47912	202609	330-57200-34500			*	225.00		
			QUARTERLY MONITORING								
							DYNAMIC SECURITY PROFESSIONALS INC			225.00	007903
9/25/26	00021	9/17/26	34194	202609	300-15500-10100			*	102,274.00		
			FY27 POLICY RENEWAL								
							EGIS INSURANCE ADVISORS LLC			102,274.00	007904
9/25/26	00021	9/17/26	34195	202609	300-15500-10100			*	1,500.00		
			FY27 WC RENEW POLICY								
							EGIS INSURANCE ADVISORS LLC			1,500.00	007905
9/25/26	00365	7/08/26	206303	202607	320-57200-46800			*	400.00		
			TRIPLOID GRASS CARP								
							FLORIDA WATERWAYS INC			400.00	007906
9/25/26	00365	7/08/26	206304	202607	320-57200-46800			*	1,500.00		
			TRIPLOID GRASS CARP								
							FLORIDA WATERWAYS INC			1,500.00	007907
9/25/26	00365	7/08/26	206305	202607	320-57200-46800			*	500.00		
			TRIPLOID GRASS CARP								
							FLORIDA WATERWAYS INC			500.00	007908

*** CHECK NOS. 007863-007942 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	#
9/25/26	00365	7/08/26	206306	202607	320-57200-46800				*	1,500.00		
			TRIPLOID GRASS CARP									
								FLORIDA WATERWAYS INC			1,500.00	007909
9/25/26	00365	7/08/26	206307	202607	320-57200-46800				*	1,250.00		
			TRIPLOID GRASS CARP									
								FLORIDA WATERWAYS INC			1,250.00	007910
9/25/26	00365	7/08/26	206308	202607	320-57200-46800				*	300.00		
			TRIPLOID GRASS CARP									
								FLORIDA WATERWAYS INC			300.00	007911
9/25/26	00365	7/08/26	206309	202607	320-57200-46800				*	400.00		
			TRIPLOID GRASS CARP									
								FLORIDA WATERWAYS INC			400.00	007912
9/25/26	00365	9/11/26	206468	202609	320-57200-46800				*	2,000.00		
			MECHANICAL HARVESTING									
								FLORIDA WATERWAYS INC			2,000.00	007913
9/25/26	00365	9/11/26	206469	202609	320-57200-60000				*	180.00		
			FOUNTAIN TIMER RPLC									
								FLORIDA WATERWAYS INC			180.00	007914
9/25/26	00071	9/15/26	23478305	202609	330-57200-34510				*	2,388.88		
			SEC SRVC 08/31-09/13/2026									
		9/15/26	23478305	202609	330-57200-34510				*	649.07		
			MILEAGE									
								GIDDENS SECURITY CORPORATION			3,037.95	007915
9/25/26	00423	9/12/26	INV0042	202609	320-57200-46800				*	2,500.00		
			EEL GRASS - TRAILER LOADS									
								KIRENIA TAMAYO			2,500.00	007916
9/25/26	00423	9/20/26	INV0043	202609	320-57200-46800				*	1,900.00		
			EEL GRASS - TRAILER LOADS									
								KIRENIA TAMAYO			1,900.00	007917
9/25/26	00300	4/20/26	14824	202603	300-13100-10700				*	158.50		
			MAR MATTAMY POND CONV									
								KILINKSI VAN WYK PLLC			158.50	007918
9/25/26	00300	6/17/26	15217	202605	300-13100-10700				*	35.00		
			MAY MATTAMY POND CONV									
								KILINKSI VAN WYK PLLC			35.00	007919

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/25/26	00300	9/14/26	15927	202608	300	13100	10900			*	70.00		
			AUG MATTAMY BOUND AMEND						KILINKSI VAN WYK PLLC			70.00	007920
9/25/26	00300	9/14/26	15928	202608	300	13100	10700			*	455.00		
			AUG MATTAMY POND CONV						KILINKSI VAN WYK PLLC			455.00	007921
9/25/26	00300	9/14/26	16027	202608	310	51300	31500			*	6,729.11		
			AUG GENERAL COUNSEL						KILINKSI VAN WYK PLLC			6,729.11	007922
9/25/26	00401	9/17/26	22013444	202608	310	51300	31100			*	602.50		
			AUG O & M						PRIME AE GROUP INC			602.50	007923
9/25/26	00432	6/23/26	RT-1016-	202606	320	57200	49400			*	300.00		
			9/20 POP-UP BUBBLE TENT						RT RAVES			300.00	007924
9/25/26	00427	9/11/26	417681	202609	320	57200	60000			*	350.00		
			FIREWALL HOOKED UP						MATRIX ITG INC			350.00	007925
9/25/26	00340	9/16/26	1237	202609	320	57200	46500			*	850.00		
			2 TENNIS COURT LIGHTS						TMT ELECTRIC LLC			850.00	007926
9/25/26	00340	9/16/26	1238	202609	320	57200	46500			*	1,260.00		
			2 TENNIS CT LIGHT FIXTURE						TMT ELECTRIC LLC			1,260.00	007927
9/25/26	00340	9/16/26	1239	202609	320	57200	46500			*	975.00		
			3 PENDANT LIGHTS						TMT ELECTRIC LLC			975.00	007928
9/25/26	00156	9/09/26	62274335	202609	330	57200	45900			*	232.48		
			SEP PEST CONTROL						TURNER PEST CONTROL			232.48	007929
9/25/26	00156	9/09/26	62274343	202609	330	57200	45900			*	398.52		
			SEP FLEA/TICK SERVICE						TURNER PEST CONTROL			398.52	007930
9/25/26	00389	8/27/26	26409899	202608	330	57200	45700			*	421.55		
			JANITORIAL SUPPLIES						W B MASON CO INC			421.55	007931

*** CHECK NOS. 007863-007942 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	#
9/25/26	00389	8/28/26	26412262	202608	330-57200-45700				*	253.57		
			JANITORIAL SUPPLIES									
								W B MASON CO INC			253.57	007932
9/25/26	00389	9/02/26	26421609	202609	330-57200-45700				*	420.99		
			JANITORIAL SUPPLIES									
								W B MASON CO INC			420.99	007933
9/25/26	00389	9/02/26	26422093	202609	330-57200-45700				*	73.30		
			JANITORIAL SUPPLIES									
								W B MASON CO INC			73.30	007934
9/25/26	00389	9/09/26	26434323	202609	330-57200-45700				*	531.91		
			JANITORIAL SUPPLIES									
								W B MASON CO INC			531.91	007935
9/25/26	00255	9/18/26	24733	202609	330-57200-45700				*	465.60		
			DISINFECTANT WIPES CASE									
								WIPES COM			465.60	007936
9/25/26	00334	8/31/26	1254020	202608	320-57200-46000				*	2,637.68		
			AUG IRRIG 13 FAWNWOOD ST									
								YELLOWSTONE LANDSCAPE			2,637.68	007937
9/25/26	00334	8/31/26	1254021	202608	320-57200-46000				*	139.07		
			AUG IRRIG RPR SORRELL CT									
								YELLOWSTONE LANDSCAPE			139.07	007938
9/25/26	00334	9/03/26	1259683	202608	320-57200-46000				*	200.80		
			AUG IRR 380 STERNWHEEL DR									
								YELLOWSTONE LANDSCAPE			200.80	007939
9/25/26	00334	9/01/26	1263065	202609	320-57200-46100				*	91,599.75		
			SEP LANDSCAPE MAINTENANCE									
								YELLOWSTONE LANDSCAPE			91,599.75	007940
9/25/26	00334	9/03/26	1259682	202608	320-57200-46000				*	641.89		
			AUG IRRIG FOOT BRIDGE RD									
								YELLOWSTONE LANDSCAPE			641.89	007941
9/25/26	00334	9/10/26	1265454	202609	320-57200-46000				*	266.77		
			SEP 2105 ORANGE BRANCH									
								YELLOWSTONE LANDSCAPE			266.77	007942

TOTAL FOR BANK A 350,128.91

*** CHECK NOS. 007863-007942 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		350,128.91		

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

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

Invoice # 5356957105
Invoice Date 08/27/2026
Credit Terms NET 30 DAYS
Customer # 10528780
Store# RIVERS EDGE COMMUNITY DEV DISTRICT
Cintas Route LOC #0292 ROUTE 0009
Order # 7066501058
Payer # 10596960

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	
43659	COMFORT 1/3 STRIP MEDIUM		1	BOX	$17.27	$17.27	
44249	ELASTIC STRIP SMALL		1	BAG	$14.63	$14.63	
50030	ANTISEPTIC WIPES SMALL		1	BAG	$9.89	$9.89	
50430	ALCOHOL SWABS SMALL		1	BAG	$9.89	$9.89	
					Unit Subtotal:	**$51.68**	
Unit 000000000999900999	**Unit Description:**	Other					
400	SERVICE CHARGE		1	EA	$25.95	$25.95	
					Unit Subtotal:	**$25.95**	
					Invoice Sub-total	**$77.63**	
					Tax	**$0.00**	
					Invoice Total	**$77.63**	

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

RECEIVED
AUG 31 2026

Note

Approved RECDD 1
Submitted to A/P 08-31-26
By Richard Losco
Richard Losco

C15

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

Rivers Edge CDD
475 West Town Place
STE 114
St. Augustine, FL 32092
Project: Northlake Dog Park Run

INVOICE

Invoice # 479

Invoice Date 08/25/2026

Due Date 08/25/2026

Item	Description	Unit Price	Quantity	Amount
Service	Provided labor, materials and equipment to reconfigure existing fenceline and gate at the entrance of the Northlake dog park run.	2650.00	1.00	2,650.00

NOTES: Terms: Net 0; process payment upon receipt.

Subtotal	2,650.00
Total	2,650.00
Amount Paid	0.00
Balance Due	$2,650.00

RECEIVED
AUG 26 2026
BY:

Approved RECDD
Submitted to AP 8.26.2026
By Kevin McKendree

Kevin McKendree

C15

Invoice

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

Date: 09/01/2026
Invoice No.: 206407
Due Date: 10/01/2026

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

Qty	Item	Description	Unit Price	Total
1	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
SEP 02 2026
BY:

Approved RECDD
Submitted to AP 9.2.2026
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!

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

INVOICE NO.	23478138
DATE	09/01/26

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 08/17/2026-08/30/2026				
Security Officer	112.00	Hours	22.97	2,572.64
Mileage	598.00	Per	0.655	391.69

Approved RECDD 1
Submitted to A/P 09-03-26
By Richard Losco
Richard Losco

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

Sub-Total	2,964.33
Sales Tax	
TOTAL($)	$2,964.33

C/S

INVOICE

Girly-Girl Partea' Inc
245 Ashby Landing Way, St Augustine, FL 32086,
UNITED STATES
girlygirlpartea@gmail.com

RECEIVED
AUG 28 2026
BY:

Invoice No# : 1961
Invoice Date : Aug 27, 2026
Due Date : Sep 4, 2026

Approved CDD I
Submitted to AP on 8.28.26
by Kimberly Fatuch
Kimberly Fatuch

$720.00 USD
AMOUNT DUE

BILL TO
Rivers Edge CDD
475 West Town PL, Suite 114, ST. AUGUSTINE, FL 32092, UNITED STATES
kfatuch@vestapropertyservices.com

#	DATE	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT($)
1	Sep 12, 2026	Star Wars Characters Saturday, September 12·1:00 – 3:00pm Darth Vader, Guy Jedi and Rey Jedi at 160 Riverglade Run, St Johns, FL 32259, USA	2	$300.00	$600.00
2		Assistant (for Darth Vader)	2	$60.00	$120.00
			Subtotal		$720.00
			TOTAL		**$720.00 USD**

NOTES TO CUSTOMER

Thank you for choosing Girly-Girl Parteas for your celebration!

TERMS AND CONDITIONS

Kindly note, there is a 5% service fee for using Paypal's services. If you wish to avoid this fee, you may mail a check made payable to Girly-Girl Parteas to 245 Ashby Landing Way St Augustine FL 32086. Alternately, you may request instructions to pay via Zelle. Please note, payment MUST be received 7 days PRIOR to your party/event date.

If applicable, mileage is calculated based on $0.75 per mile outside our 15 mile radius. We are based in St. Augustine, FL. For details please read a full copy of the agreed to terms and conditions (including our Travel Policy) at https://www.girlygirlparteas.com/terms-of-service/

Gratuity is greatly appreciated with all party packages and is automatically added in the amount of 15% to parties of $1,000 or more. You may add gratuity on your PayPal invoice or pay in cash the day of the event.

LATE BOOKING: Bookings scheduled within 7 days of the event date will be subject to a fee due to last minute preparations.

ATTENDANCE: Though some guests may not show up even if they RSVP, you will be charged for the final guest count you confirmed prior to the party. We do not provide refunds if your guests are no shows.

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	8-6-26	PO # 8-6-26	NET 15TH	JC3	8/6/26 12:12

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

SHIP TO:

TERMINAL: 602

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

REWARD NO:19820227380

INVOICE: 429291/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE	/PER	EXTENSION
2	2	EA	7298201	HI YIELD KILL A BUG II SPR 32 OZ	12.99	2	6.50	/EA	13.00 SN
1	1	EA	1001514D	STIHL ULTRA HP OIL 12.8OZ	12.99	1	12.99	/EA	12.99 N
1	1	EA	10718	MR ZIP GRAPHITE 21 OZ	2.99	1	2.99	/EA	2.99 N
1	1	EA	87206	LUBE GRAPHTE PWDR1.13 OZ	7.99	1	7.99	/EA	7.99 N

** AMOUNT CHARGED TO STORE ACCOUNT ** 36.97

YOU SAVED: 12.98

TAXABLE	0.00
NON-TAXABLE	36.97
SUB-TOTAL	36.97
TAX AMOUNT	0.00
TOTAL AMOUNT	**36.97**

X _____
Received By

(SPIKES, ADAM)

REMITTANCE

CLOSING DATE : 8/31/26
DUE DATE: 9/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

$36.97

NEW BAL: 208.20

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: 8/31/26
DUE DATE : 9/15/26
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
8/ 6/26	429291	3	I	PO # 8-6-26	36.97		36.97
8/ 9/26	429299	3	I	PO # 080926	34.93		34.93
8/13/26	429327	3	I	PO # 081326	26.98		26.98
8/28/26	429448	3	I	PO # 082826	109.32		109.32
PAYMENT	SUMMARY			CHECK 7818 8/14/26 CHECK 7816 8/25/26 CHECK 7817 8/25/26		84.24 15.58 54.03	

CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	NEW BAL: 208.20
208.20	0.00	0.00	0.00	0.00	

TERMS: NET 15TH

Approved RECDD
Submitted to AP 9.1.2026
By Kevin McKendree
Kevin McKendree

RECEIVED
SEP 01 2026
BY:

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.

C15

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

PAGE NO: 1

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962
THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
365050	000	080926	PO # 080926	NET 15TH	JGH3	8/9/26 10:48

TERMINAL: 603

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

SHIP TO:

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

REWARD NO:19820227380

INVOICE: 429299/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	3424876	OUTLET BOX 1G 1/2" 3HOLE	8.99	1	8.99 /EA	8.99 N
2	2	EA	4808937	PUSH THR ADPTR 1/4"F	6.99	2	6.99 /EA	13.98 N
1	1	EA	3424975	VERT GFCI COVER GRAY	8.99	1	8.99 /EA	8.99 N
1	1	EA	299100	REGAL TOOLS YELLOW	2.97	1	2.97 /EA	2.97 N

** AMOUNT CHARGED TO STORE ACCOUNT ** 34.93

TAXABLE	0.00
NON-TAXABLE	34.93
SUB-TOTAL	34.93
TAX AMOUNT	0.00
TOTAL AMOUNT	**34.93**

X
Received By

(SPIKES, ADAM)

REMITTANCE

CLOSING DATE : 8/31/26
DUE DATE: 9/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

$34.93

NEW BAL: 208.20

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: 8/31/26
DUE DATE : 9/15/26
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
8/ 6/26	429291	3	I	PO # 8-6-26	36.97		36.97
8/ 9/26	429299	3	I	PO # 080926	34.93		34.93
8/13/26	429327	3	I	PO # 081326	26.98		26.98
8/28/26	429448	3	I	PO # 082826	109.32		109.32
PAYMENT	SUMMARY			CHECK 7818 8/14/26 CHECK 7816 8/25/26 CHECK 7817 8/25/26		84.24 15.58 54.03	

CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	NEW BAL: 208.20
208.20	0.00	0.00	0.00	0.00	

TERMS: NET 15TH

Approved RECDD
Submitted to AP 9.1.2026
By Kevin McKendree
Kevin McKendree

RECEIVED
SEP 01 2026
BY:

365050

Transaction Codes

A - Adjustment
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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.

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	081326	PO # 081326	NET 15TH	MNK3	8/13/26 10:22

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:19820227380

INVOICE: 429327/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	1531326	WD-40 Smart Straw General Purpos	9.99	1	9.99 /EA	9.99 N
1	1	EA	4026986	ACE DUCT TAPE 1.88"X55YD	16.99	1	16.99 /EA	16.99 N

** AMOUNT CHARGED TO STORE ACCOUNT ** 26.98

TAXABLE	0.00
NON-TAXABLE	26.98
SUB-TOTAL	26.98
TAX AMOUNT	0.00
TOTAL AMOUNT	**26.98**

X _____
Received By

(CASSIDY, STEVE)

REMITTANCE

CLOSING DATE : 8/31/26
DUE DATE: 9/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

$26.98

NEW BAL: 208.20

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: 8/31/26
DUE DATE : 9/15/26
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
8/ 6/26	429291	3	I	PO # 8-6-26	36.97		36.97
8/ 9/26	429299	3	I	PO # 080926	34.93		34.93
8/13/26	429327	3	I	PO # 081326	26.98		26.98
8/28/26	429448	3	I	PO # 082826	109.32		109.32
PAYMENT	SUMMARY			CHECK 7818 8/14/26 CHECK 7816 8/25/26 CHECK 7817 8/25/26		84.24 15.58 54.03	

CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	NEW BAL: 208.20
208.20	0.00	0.00	0.00	0.00	

TERMS: NET 15TH

Approved RECDD
Submitted to AP 9.1.2026
By Kevin McKendree
Kevin McKendree

RECEIVED
SEP 01 2026
BY

365050

Transaction Codes

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C - Credit
F - Finance Charge
I - Invoice
P - Payment

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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	082826	PO # 082826	NET 15TH	BLB3	8/28/26 1:20

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: 429448/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
3	3	EA	7011442	ACE IMPACT GLOVE L	24.99	3	24.99 /EA	74.97 N
1	1	EA	07813198050	STIHL HP OIL 5.2OZ 6PK	19.99	1	19.99 /EA	19.99 N
4	4	EA	5058504	QCK LNK ZNC STL SLV 660#	3.59	4	3.59 /EA	14.36 N

		TAXABLE	0.00
		NON-TAXABLE	109.32
** AMOUNT CHARGED TO STORE ACCOUNT **	109.32	SUB-TOTAL	109.32
		TAX AMOUNT	0.00
		TOTAL AMOUNT	**109.32**

X _____
Received By

(CASSIDY, STEVE)

REMITTANCE

CLOSING DATE : 8/31/26
DUE DATE: 9/15/26

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

$109.32

NEW BAL: 208.20

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: 8/31/26
DUE DATE : 9/15/26
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
8/ 6/26	429291	3	I	PO # 8-6-26	36.97		36.97
8/ 9/26	429299	3	I	PO # 080926	34.93		34.93
8/13/26	429327	3	I	PO # 081326	26.98		26.98
8/28/26	429448	3	I	PO # 082826	109.32		109.32
PAYMENT	SUMMARY			CHECK 7818 8/14/26 CHECK 7816 8/25/26 CHECK 7817 8/25/26		84.24 15.58 54.03	

CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	NEW BAL: 208.20
208.20	0.00	0.00	0.00	0.00	

TERMS: NET 15TH

Approved RECDD
Submitted to AP 9.1.2026
By Kevin McKendree
Kevin McKendree

365050

RECEIVED
SEP 01 2026
BY:

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.

C/S

KAD ELECTRIC COMPANY

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

Invoice

DATE	INVOICE #
8/25/2026	5211

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

P.O. NO.	TERMS	JOB
	Net 25	26-951

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
Elec. Labor	1	Rivertown and material as per proposal. Replaced light pole at the roundabout.	12,840.00	12,840.00

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

Total	$12,840.00
Payments/Credits	$0.00
Balance Due	$12,840.00

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

RECEIVED
AUG 26 2026
BY:

Approved RECDD
Submitted to AP 8.26.2026
By Kevin McKendree
Kevin McKendree

C/5

KAD ELECTRIC COMPANY

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

Invoice

DATE	INVOICE #
8/25/2026	5212

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

P.O. NO.	TERMS	JOB
	Net 25	26-990

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
Elec. Labor	1	Rivertown Longleaf entry waterfall ground boxes. and material. Removed existing ground boxes. Installed new polyconcrete boxes with concrete reinforced bottoms.	8,400.00	8,400.00

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

Total	$8,400.00
Payments/Credits	$0.00
Balance Due	$8,400.00

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

RECEIVED
AUG 26 2026
BY:

Approved RECDD
Submitted to AP 8.26.2026
By Kevin McKendree
Kevin McKendree

C15

Nader's Pest Raiders
PO Box 56320
Jacksonville, FL 32241
904-423-2200

INVOICE: 69837848
DATE: 09/01/2026
ORDER: 69837848

[3632605]
Rivers Edge CDD I
Richard Losco
475 W Town Pl Ste 114
St Augustine, FL 32092-3649

[1051909] 904-860-7405
Rivertown River Club
90 Lanier St (Welcome Center)
Pavillion/Sea wall/entry tower
St Johns, FL 32259

09/01/2026	12:00 AM	TER	BILLINGSP	Billing SP
		09/01/2026	DBC	

C-SEN-REN-DMG	Sentricon Guarantee/Coverage	$326.00

RECEIVED
AUG 20 2026
BY:

SUBTOTAL	$326.00
TAX	$21.19
AMT. PAID	$0.00
TOTAL	$347.19
AMOUNT DUE	**$347.19**

Approved RECDD 1
Submitted to A/P 08-20-26
By Richard Losco
Richard Losco

C/S

poolsure
AN AQUASOL COMPANY

Invoice

Date 9/1/2026
Invoice# 131295637236

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

Terms	Net 20
Due Date	9/21/2026
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

Click Here to Pay Now

RECEIVED
AUG 20 2026
BY:

Approved RECDD 1
Submitted to AP 8.20.2026
By Kevin McKendree
Kevin McKendree

131295637236

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

August 25, 2026
Project No: P0113094.60
Invoice No: 22013170

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 review of potential drainage issue in Arbors.
Professional Services from July 04, 2026 to July 31, 2026
Professional Personnel

	Hours	Rate	Amount	
Project Director	.75	235.00	176.25	
Sr. Construction Inspector	3.00	125.00	375.00	
Totals	3.75		551.25	
Total Labor				**551.25**
Reimbursable Expenses				
Printing - Reimbursable			9.30	
Travel - Reimbursable- Mileage Client OV			40.96	
Total Reimbursables		**1.15 times**	**50.26**	**57.80**
			Total this Invoice	**$609.05**

Corbin deNagy
8/26/2026

RECEIVED
AUG 26 2026
BY:

REMITTANCE:
CHECKS: PRIME AE Group, Inc. I P.O. BOX 530733, Atlanta, Georgia 30353-0733
If paying via ACH or wire, please send a remittance advice to cashreceipt@primeeng.com

C15

Quills Tree Services

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

RECIPIENT:

Rivers Edge CDD

475 West Town Place
Suite 114
St. Augustine, Florida 32092
Phone: 9046071030

SERVICE ADDRESS:

294 Whirlaway Court
St. Johns, Florida 32259

Invoice #528	
Issued	Aug 30, 2026
Due	Sep 14, 2026
Total	**$1,500.00**

For Services Rendered

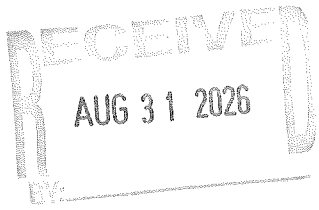
Product/Service	Description	Qty.	Unit Price	Total
Aug 30, 2026				
Customer Responsibilities	• Ensure Accessibility: All trees scheduled for trimming or removal must be accessible by Quill's Tree Services equipment and personnel. An area equivalent to or greater than the height of the tree being serviced 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 a total of eleven hazardous pines that were previously struck by lightening and are currently in a declining state. Trees are in various sizes and all wood and debris will stay in the preserve.	1	$1,500.00	$1,500.00

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	**$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.



Approved RECDD
Submitted to AP 8.31.2026
By Kevin McKendree

Kevin McKendree

C/S

Quills Tree Services

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

RECIPIENT:

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

SERVICE ADDRESS:

Orange Branch Trail
Intersection at Kendall Crossing
St John's, Florida 32259

Invoice #529	
Issued	Aug 31, 2026
Due	Sep 15, 2026
Total	**$400.00**

For Services Rendered

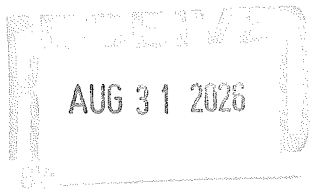
Product/Service	Description	Qty.	Unit Price	Total
Aug 31, 2026				
Customer Responsibilities	• Ensure Accessibility: All trees scheduled for trimming or removal must be accessible by Quill's Tree Services equipment and personnel. An area equivalent to or greater than the height of the tree being serviced 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 pine that is crack and currently caught up in another pine tree.	1	$0.00	$0.00
Stump Grinding	Surface grind one stump from the removal.	1	$0.00	$0.00
Haul Debris	We will ensure the removal of organic debris from the job site (excluding any chips resulting from stump grinding, if applicable). **Debris will be cleared from the job site within 24 hours of project completion.**	1	$400.00	$400.00

Quills Tree Services

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

Total	**$400.00**

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
Submitted to AP 8.31.2026
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	1229
DATE	08/23/2026
TERMS	Net 30
DUE DATE	09/22/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Replaced four Main Street and Homestead monument lights and mounting caps on the bridge along the sidewalk on Kendall Crossing. Replaced damaged wiring. Verified correct operation upon completion.	1,240.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	1,240.00
TAX	0.00
TOTAL	1,240.00
BALANCE DUE	**$1,240.00**

Approved RECDD
Submitted to AP 8.24.2026
By Kevin McKendree

Kevin McKendree

RECEIVED
AUG 24 2026
BY:

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	1230
DATE	09/01/2026
TERMS	Net 30
DUE DATE	10/01/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	The "Rivertown" sign at entrance to Rivertown Blvd. not fully lit. Replaced burnt out LED modules. Verified sign is fully lit upon completion.	240.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	240.00
TAX	0.00
TOTAL	240.00
BALANCE DUE	**$240.00**

SEP 02 2026

Approved RECDD
Submitted to AP 9.2.2026
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	1231
DATE	09/01/2026
TERMS	Net 30
DUE DATE	10/01/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Receptacle at the Riverhouse not working on concrete block wall near swim team storage shed. Replaced GFCI receptacle and cover. Inspected wires. Removed broken screws and rethreaded outlet box. Verified correct operation upon completion.	270.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	270.00
TAX	0.00
TOTAL	270.00
BALANCE DUE	**$270.00**

SEP 02 2026

Approved RECDD
Submitted to AP 9.2.2026
By Kevin McKendree

Kevin McKendree

C/5

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

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	1232
DATE	09/01/2026
TERMS	Net 30
DUE DATE	10/01/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Two Riverhouse pool area receptacles near the slide pumps not working. Replaced aged wiring, outlet boxes, GFCI receptacles, covers and waterproof connectors. Verified correct operation upon completion.	1,050.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	1,050.00
TAX	0.00
TOTAL	1,050.00
BALANCE DUE	**$1,050.00**

SEP 02 2026

Approved RECDD
Submitted to AP 9.2.2026
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	1233
DATE	09/01/2026
TERMS	Net 30
DUE DATE	10/01/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Two receptacles not working at the Riverhouse pool gazebo area. Replaced faulty wiring. Secured and tightened boxes, covers, and GFCI receptacles. 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
SEP 02 2026
BY:

Approved RECDD
Submitted to AP 9.2.2026
By Kevin McKendree
Kevin McKendree

C15

PM(P)

WHO BUT W.B.MASON

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

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

Invoice Number	263930797
Customer Number	C3178876
Invoice Date	08/20/2026
Due Date	09/19/2026
Order Date	08/14/2026
Order Number	S164166126
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
PGC02572	SMALL SPACES AIR FRESHENER,ODOR-FIGHTING,LINEN&SKY SCENT,4CT	3	CT	10.88	32.64
PGC07695	SMALL SPACES AIR FRESHENER,ODOR-FIGHTING,OCEAN SCENT,4CT	3	CT	17.46	52.38

SUBTOTAL:	85.02
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	85.02
Total Due:	85.02

RECEIVED
AUG 25 2026
BY:

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

WHO BUT W.B.MASON

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

Approved RECDD 1
Submitted to A/P 08-25-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	263930797
Invoice Date	08/20/2026
Terms	Net 30
Total Due	**85.02**

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

C3178876263930797263930797000000008502 9

C15

PM(P)

WHO BUT W.B.MASON

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

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

Invoice Number	263939751
Customer Number	C3178876
Invoice Date	08/20/2026
Due Date	09/19/2026
Order Date	08/19/2026
Order Number	S164257929
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	4	CT	68.99	275.96
HERX7658AK	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	3	CT	76.99	230.97
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	41.93	41.93
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	76.99	76.99
CLO35417	CLOROX CLEAN-UP CLOROX PRO DISINFECTANT SPRAY 9/32FO	3	EA	9.49	28.47
CLO30966	CLOROXPRO GERMICIDAL BLEACH, CONCENTRATED, 121 FL OZ	1	EA	13.92	13.92
RAC98016	CLEANER,DISINFCT TOILET BWL CLEANER, WINTERGR, 24OZ, 2PK	4	PK	9.18	36.72
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	2	CT	22.48	44.96

- Please See Next Page for Continuation -

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

WHO BUT W.B.MASON

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

RECEIVED
AUG 25 2026
BY:

Approved RECDD 1
Submitted to A/P 08-25-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	263939751
Invoice Date	08/20/2026
Terms	Net 30
Total Due	**1,068.94**

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

C3178876263939751263939751000000106894O

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	**263939751**
Invoice Date	08/20/2026

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
	- Continued On From Previous Page -				
TCO28600	BAG;WASTE;DOG	3	CT	106.34	319.02

SUBTOTAL:	1,068.94
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	1,068.94
Total Due:	1,068.94

C15

PM(P)

WHO BUT W.B.MASON

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

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

Invoice Number	263988515
Customer Number	C3178876
Invoice Date	08/24/2026
Due Date	09/23/2026
Order Date	08/19/2026
Order Number	S164257929
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
HERH6036MK	LINER,30X36,.50LLD,BLK,250/CT	1	CT	36.65	36.65

SUBTOTAL:	36.65
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	36.65
Total Due:	36.65

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

WHO BUT W.B.MASON

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

RECEIVED
AUG 31 2026

Approved RECDD 1
Submitted to A/P 08-31-26
By Richard Losco
Richard Losco

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

Remittance Section	
Customer Number	C3178876
Invoice Number	263988515
Invoice Date	08/24/2026
Terms	Net 30
Total Due	**36.65**

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

C3178876263988515263988515000000003665 9

C15

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

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

Invoice Number	264029622
Customer Number	C3178876
Invoice Date	08/25/2026
Due Date	09/24/2026
Order Date	08/22/2026
Order Number	S164339603
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
ABFSC1182	BOOK,RCPT,SPIRAL,MONEY/RENT	2	EA	11.56	23.12

SUBTOTAL:	23.12
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	23.12
Total Due:	23.12

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 31 2026
BY:

Approved RECDD 1
Submitted to A/P 08-31-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	264029622
Invoice Date	08/25/2026
Terms	Net 30
Total Due	**23.12**

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

C3178876264029622264029622000000023123

C15

PM(P)

WHO BUT W.B.MASON

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

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

Invoice Number	264059882
Customer Number	C3178876
Invoice Date	08/26/2026
Due Date	09/25/2026
Order Date	08/19/2026
Order Number	S164257929
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
SJN322338	CLEANER,WINDEX GLASS,BE	2	EA	13.70	27.40

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

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

WHO BUT W.B.MASON

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

RECEIVED
AUG 31 2026
BY:

Approved RECDD 1
Submitted to A/P 08-31-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	264059882
Invoice Date	08/26/2026
Terms	Net 30
Total Due	**27.40**

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

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

C3178876264059882264059882000000027400

C/5

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1244672	8/14/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

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

Invoice Due Date: September 13, 2026

Invoice Amount: $324.18

Description	Current Amount
August irrigation repairs - 2026******427 Main St.******	
Irrigation Repairs	$324.18
Invoice Total	**$324.18**

RECEIVED
AUG 31 2026
BY:

Approved RECDD 1
Submitted to A/P 08-31-26
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	427 rivertown main st clock
DATE	8/5/2026

#	INSPECTION REPORT BIL		EXTENTION
3	BROKEN ROTORS	$ 22.85	$ 68.55
4	BROKEN 6" SPRAYS + NOZZLES	$ 11.61	$ 46.44
7	nozzles	$ 2.55	$ 17.85
1	replace broken bubbler	$ 5.34	$ 5.34
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 138.18

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/5/2026	TECH	2	$ 93.00	$ 186.00
				$ -
				$ -
				$ -
				$ 186.00

COMMENTS : broken rotor left of 41 broadleaf ln
broken spray infront paw dog park
broken rotor on rivertown main st
broken spray on rivertown main st before elk grove
broken rotor and bubbler before the grove
two broken sprays in the grove infront the JEA station

MATERIALS	$	138.18
LABOR & RENTAL	$	186.00
TOTAL	$	324.18

DATE COMPLETED 8/5/26 TECHNICIAN Davon albert CLIENT

C15

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1247964	8/25/2026
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 24, 2026

Invoice Amount: $376.31

Description	Current Amount
August irrigation repairs - 2026******686 Narrowleaf******	
Irrigation Repairs	$376.31

Invoice Total **$376.31**

RECEIVED
AUG 31 2026
BY:

Approved RECDD 1
Submitted to A/P 08-31-26
By Richard Losco
Richard Losco

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

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. # NORTH LAKE
NAME RIVER TOWN
ADDRESS 686 NARROWLEAF DR
DATE 8/11/2026
CDD1

#			EXTENTION
7	REPLACE CLOG NOZZLES	$ 2.55	$ 17.85
3	BROKEN 6" spray + nozzles	$ 11.61	$ 34.83
1	BROKEN ROTORS	$ 22.85	$ 22.85
1	REPLACE BAD SOLENOID	$ 84.98	$ 84.98
2	DBY	$ 2.40	$ 4.80
1	REPLACE BROKEN 12" SPRAY HEAD	$ 25.00	$ 25.00
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 190.31

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/11/2026	TECH	2	$ 93.00	$ 186.00
				$ -
				$ -
				$ -
				$ 186.00

COMMENTS :zone 3 replace bad solenoid
CDD 1

MATERIALS	$ 190.31
LABOR & RENTAL	$ 186.00
TOTAL	$ 376.31

DATE COMPLETED 8/11/26 TECHNICIAN Davon albert CLIENT

C/S

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1247965	8/25/2026
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 24, 2026

Invoice Amount: $817.32

Description	Current Amount
August irrigation repairs - 2026******324 Silk Grass******	
Irrigation Repairs	$817.32

RECEIVED
AUG 31 2026
BY:

Invoice Total **$817.32**

Approved RECDD 1
Submitted to A/P - 08-31-26
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	324 Silk grass pl
DATE	8/11/2026

#			EXTENTION
1	REPLACE BROKEN ROTOR	$ 22.85	$ 22.85
2	REPLACE CLOG NOZZLES	$ 2.55	$ 5.10
1	REPLACE HUNTER MPR	$ 15.45	$ 15.45
1	REPLACE BAD DECODER	$ 443.80	$ 443.80
2	REPLACE BAD SOLENOID	$ 84.98	$ 169.96
2	DBR/Y	$ 5.53	$ 11.06
4	DBY	$ 2.40	$ 9.60
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 677.82

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/11/2026	tech	1.5	$ 93.00	$ 139.50
				$ -
				$ -
				$ -
				$ 139.50

COMMENTS : ZONE 1 REPLACE BAD DECODER AND SOLENOID ON SILK GRASS
INFRONT JEA STATION WAS 22690 NOW 28271
ZONE 3 REPLACE BAD SOLENOID
REPLACE BROKEN ROTOR IN ARBORS PLAY PARK
CDD 1

	MATERIALS	$ 677.82
	LABOR & RENTAL	$ 139.50
	TOTAL	$ 817.32

DATE COMPLETED 8/11/26 TECHNICIAN davon albert CLIENT

C15

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1247966	8/25/2026
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

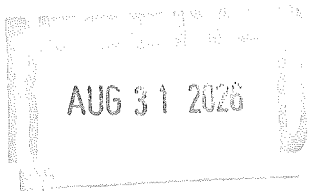
Property Name: Rivers Edge CDD I

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

Invoice Due Date: September 24, 2026

Invoice Amount: $1,191.12

Description	Current Amount
August irrigation repairs - 2026******River Walk Blvd******	
Irrigation Repairs	$1,191.12



Invoice Total **$1,191.12**

Approved RECDD 1
Submitted to A/P 08-31-26
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	RIVER WALK BLVD
DATE	8/13/2026

#	repair broken 3" mainline		EXTENTION
1	3" slip fix	$ 96.50	$ 96.50
1	3" tee	$ 30.28	$ 30.28
1	3"coupling	$ 11.98	$ 11.98
1	3"x 2" RB	$ 10.01	$ 10.01
1	2"X 1 1/2" RB	$ 4.36	$ 4.36
1	1 1/2" 90	$ 3.72	$ 3.72
1	1 1/2" coupling	$ 2.27	$ 2.27
1	pipe	$ 9.00	$ 9.00
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 168.12

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/13/2026	tech 2	11	$ 93.00	$ 1,023.00
				$ -
				$ -
				$ -
				$ 1,023.00

COMMENTS : repair broken mainline on river walk blvd between potter st and mateo st next to side walk and tree broken mainline in a lot of roots

MATERIALS		$ 168.12
LABOR & RENTAL		$ 1,023.00
	TOTAL	$ 1,191.12

DATE COMPLETED 8/13/26 TECHNICIAN davon albert CLIENT

C/S

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1248820	8/27/2026
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 26, 2026

Invoice Amount: $2,660.00

Description	Current Amount
Homestead Playground Mulch	
Mulch/Pinestraw (Sub)	$2,660.00

Invoice Total **$2,660.00**

RECEIVED
AUG 31 2026
BY:

Approved RECDD 1
Submitted to A/P 08-31-26
By Richard Losco
Richard Losco

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

C/5

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1248821	8/27/2026
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 26, 2026

Invoice Amount: $1,900.00

Description	Current Amount
Gardens Playground mulch	
Mulch/Pinestraw (Sub)	$1,900.00

Invoice Total **$1,900.00**

RECEIVED
AUG 31 2026
BY:

Approved RECDD 1
Submitted to A/P 08-31-26
By Richard Losco
Richard Losco

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

C/5

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1248822	8/27/2026
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 26, 2026

Invoice Amount: $3,800.00

Description	Current Amount
Riverhouse Playground mulch	
Mulch/Pinestraw (Sub)	$3,800.00

Invoice Total **$3,800.00**

RECEIVED
AUG 31 2026

Approved RECDD 1
Submitted to A/P 08-31-26
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
1248823	8/27/2026
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 26, 2026

Invoice Amount: $2,280.00

Description	Current Amount
Adventure Playground mulch	
Mulch/Pinestraw (Sub)	$2,280.00

Invoice Total **$2,280.00**

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AUG 31 2026
BY:

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Submitted to A/P 08-31-26
By Richard Losco
Richard Losco

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

C15

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1248824	8/27/2026
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

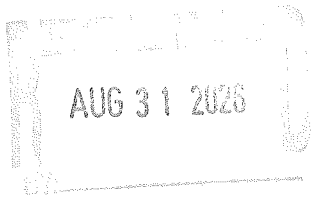
Address: 475 West Town Place Suite 114
St. Augustine, FL 32092

Invoice Due Date: September 26, 2026

Invoice Amount: $2,280.00

Description	Current Amount
Enclaves Playground Mulch	
Mulch/Pinestraw (Sub)	$2,280.00

Invoice Total **$2,280.00**



Approved RECDD 1
Submitted to A/P 08-31-26
By Richard Losco
Richard Losco

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

C/5

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1248825	8/27/2026
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 26, 2026

Invoice Amount: $1,900.00

Description	Current Amount
North lake Playground mulch	
Mulch/Pinestraw (Sub)	$1,900.00

Invoice Total **$1,900.00**

AUG 31 2026

Approved RECDD 1
Submitted to A/P 08-31-26
By Richard Losco
Richard Losco

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

C/5

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1248826	8/27/2026
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 26, 2026

Invoice Amount: $2,660.00

Description	Current Amount
Arbors Playground mulch	
Mulch/Pinestraw (Sub)	$2,660.00

Invoice Total **$2,660.00**

AUG 31 2026

Approved RECDD 1
Submitted to A/P 08-31-26
By Richard Losco
Richard Losco

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

C15

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1248827	8/27/2026
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 26, 2026

Invoice Amount: $1,152.12

Description	Current Amount
August irrigation repairs - 2026	
Irrigation Repairs	$1,152.12

Invoice Total **$1,152.12**

AUG 31 2026

Approved RECDD 1
Submitted to A/P 08-31-26
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	main st round about
DATE	8/18/2026

#	repairs made after irrigation inspection		EXTENTION
9	replace broken 6" sprays	$ 11.61	$ 104.49
1	replace broken 12" sprays	$ 25.00	$ 25.00
1	replace broken rotor	$ 22.85	$ 22.85
1	replace bad decoder	$ 400.00	$ 400.00
2	dby	$ 2.40	$ 4.80
2	dbr/y	$ 5.53	$ 11.06
4	2" 90	$ 5.80	$ 23.20
1	2"MA	$ 2.72	$ 2.72
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 594.12

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/18/2026	tech	6	$ 93.00	$ 558.00
				$ -
				$ -
				$ -
				$ 558.00

COMMENTS : repair broken 2" lateral before twin flower pl
replace bad decoder at play park at the end of footbridge pl
broken heads on rivertown main st and on orange branch trl

MATERIALS	$ 594.12
LABOR & RENTAL	$ 558.00
TOTAL	$ 1,152.12

DATE COMPLETED 8/18/26 TECHNICIAN davon albert CLIENT

C/S

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1248828	8/27/2026
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 26, 2026

Invoice Amount: $115.05

Description	Current Amount
August irrigation repairs - 2026******47 Narrowleaf******	
Irrigation Repairs	$115.05

Invoice Total **$115.05**

RECEIVED
SEP 01 2026
BY:

Approved RECDD 1
Submitted to A/P 09-01-26
By Richard Losco
Richard Losco

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

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. # north lake
NAME RIVERTOWN
ADDRESS 47 NORR0WLEAF DR TIMER
DATE 8/20/2026
CDD1

#			EXTENTION
3	replace broken rotors	$ 22.85	$ 68.55
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 68.55

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/20/2026	tech	0.5	$ 93.00	$ 46.50
				$ -
				$ -
				$ -
				$ 46.50

COMMENTS :zone 10 broken rotor on rawlings
zone 14 broken rotor at cherry laurel pl and rawlings dr
zone 17 broken rotor at end of rawlings dr and orange branch

	MATERIALS	$ 68.55
	LABOR & RENTAL	$ 46.50
	TOTAL	$ 115.05

DATE COMPLETED 8/20/26 TECHNICIAN DAVON ALBERT CLIENT

C/S

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CINCINNATI, OH 45263-0910

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

INVOICE

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

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

INVOICE #	4280796877
INVOICE DATE	08/31/2026
SERVICE TICKET #	4280796877
STORE #	1
SOLD TO #	21060308
PAYER #	21049176
PAYMENT TERMS	NET 10 EOM
SORT #	02800012730
CINTAS ROUTE	22 / DAY 1 / STOP 015

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

RECEIVED
SEP 03 2026
BY:

Signature :

Cust. Name: RIVERS EDGE CDD
Lynn R 11:26 AM 08/31/26
SoldTo# 0021060308 SO# 4280796877
Invoice Total $163.07 Payment on Account $0.00

Approved RECDD 1
Submitted to A/P 09-03-26
By Richard Losco
Richard Losco

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

C15

G & G Excavation & Construction, Inc.

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

Invoice

Date	Invoice #
9/4/2026	4056

Bill To	Job
Riversedge CDD 475 West Town Place Suite 114 St. Augustine, Florida 32092	Rivertown CDD 1 Sternwheel

Job #	Terms
	Net 30

Item	Description	Amount
	G & G Excavation and Construction, Inc. supplied all Equipment, Labor, Material, and Supervision for the following: Job: CDD 1 Sternwheel Reference: Concrete Work Scope of Work: 9/2-9/3 1. Demo concrete sidewalk and haul off 2. Remove tree roots 3. Form and pour back concrete sidewalk 4. Saw cut & clean up	
Quote	Total cost for the above work	2,750.00

Thank you for your business!

RECEIVED
SEP 04 2026

Total	$2,750.00
Payments/Credits	$0.00
Balance Due	$2,750.00

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

Approved RECDD
Submitted to AP 9.4.2026
By Kevin McKendree

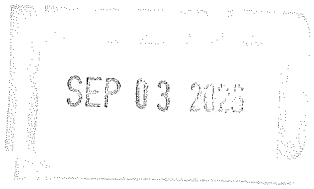
Kevin McKendree

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

Invoice

Invoice #: 295
Invoice Date: 9/1/26
Due Date: 9/1/26
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Management Fees - September 2026		4,670.00	4,670.00
Website Administration - September 2026		146.25	146.25
Information Technology -September 2026		283.92	283.92
Dissemination Agent Services - September 2026		599.75	599.75
Office Supplies		1.23	1.23
Postage		83.06	83.06
Copies		143.25	143.25
Telephone		32.89	32.89

Total	$5,960.35
Payments/Credits	$0.00
Balance Due	$5,960.35

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	1234
DATE	09/04/2026
TERMS	Net 30
DUE DATE	10/04/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Streetlight on Rambling Water Run not working. Replaced broken socket, globe, and LED lamp. Cleaned 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**

Approved RECDD
Submitted to AP 9.8.2026
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	1235
DATE	09/04/2026
TERMS	Net 30
DUE DATE	10/04/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Streetlight not working on Landing St. Replaced bad socket, LED lamp, and some wiring. Cleaned fixture. Verified correct operation upon completion.	275.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	275.00
TAX	0.00
TOTAL	275.00
BALANCE DUE	**$275.00**

SEP 08 2026

Approved RECDD
Submitted to AP 9.8.2026
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	1236
DATE	09/04/2026
TERMS	Net 30
DUE DATE	10/04/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Streetlight not working on Orange Branch Trail. Replaced bad LED driver and surge suppressor. Cleaned fixture. Verified correct operation upon completion.	850.00

Please make check payable to TMT Electric LLC.

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

SEP 08 2026

Approved RECDD
Submitted to AP 9.8.2026
By Kevin McKendree
Kevin McKendree

C/S

Vesta

Invoice

Invoice #	434646
Date	08/31/2026
Terms	Net 30
Due Date	09/30/2026
Memo	Billable Mileage split

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

Bill To

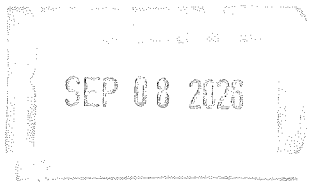
Rivers Edge C.D.D.
c/o GMS, LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Billable Mileage split in 3	1	142.00	142.00

Total 142.00

Corbin deVagy

9/8/2026



Vesta Mileage Report

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

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
8/3	Daily mileage	Rivertown	Rivertown	52.9	Riversedge CDD		52.9
8/4	Daily mileage	Rivertown	Rivertown	43.2	iversedge CDD		43.2
8/5	Daily mileage	Rivertown	Rivertown	19.5	iversedge CDD		19.5
8/6	Daily mileage	Rivertown	Rivertown	25	Riversedge CDD		25
8/7	Daily mileage	Rivertown	Rivertown	31.9	iversedge CDD		31.9
8/10	Daily mileage	Rivertown	Rivertown	58.7	iversedge CDD		58.7
8/11	Daily mileage	Rivertown	Rivertown	35.4	iversedge CDD		35.4
8/12	Daily mileage	Rivertown	Rivertown	26.8	iversedge CDD		26.8
8/13	Daily mileage	Rivertown	Rivertown	23.9	iversedge CDD		23.9
8/14	Daily mileage	Rivertown	Rivertown	18.4	iversedge CDD		18.4
8/17	Daily mileage	Rivertown	Rivertown	48.7	iversedge CDD		48.7
8/18	Daily mileage	Rivertown	Rivertown	43.8	iversedge CDD		43.8
8/19	Daily mileage	Rivertown	Rivertown	29.6	iversedge CDD		29.6
8/20	Daily mileage	Rivertown	Rivertown	26.2	iversedge CDD		26.2
8/21	Daily mileage	Rivertown	Rivertown	22	iversedge CDD		22
8/24	Daily mileage	Rivertown	Rivertown	50.5	iversedge CDD		50.5
8/25	Daily mileage	Rivertown	Rivertown	41.9	iversedge CDD		41.9
8/26	Daily mileage	Rivertown	Rivertown	34.2	iversedge CDD		34.2
8/27	Daily mileage	Rivertown	Rivertown	27.7	iversedge CDD		27.7
8/28	Daily mileage	Rivertown	Rivertown	17.3	iversedge CDD		17.3
8/31	Daily mileage	Rivertown	Rivertown	56.9	iversedge CDD		56.9

Total Mileage	**735**
Reimbursement Rate	**$0.580**
Total Reimbursement	**$426.01**
Date Submitted in Paycom	9/3/26

$142.00

C/S

Vesta

Invoice

Invoice #	434651
Date	08/31/2026
Terms	Net 30
Due Date	09/30/2026
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 August	416.57	21.40	8,914.60

Thank you for your business.

Total 8,914.60

Corbin deVagy

9/8/2026

RECEIVED
SEP 08 2026

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

Billable Services Invoice

Invoice: 7.26.2026 – 8.25.2026
Date: 8.26.2026

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
July 26th – August 25th	416.57	$21.40	$8914.60
		TOTAL	$8914.60

Thank you for your business!

Vested in your community.

C/S

Vesta

Invoice

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

Invoice # 434298
Date 09/01/2026

Terms Net 30

Due Date 10/01/2026

Memo Rivers Edge CDDI

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

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

Thank you for your business.

Total 32,642.58

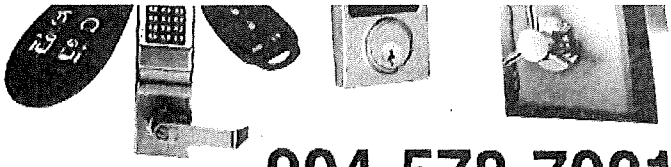
SEP 08 2026

Corbin deNagy

9/8/2026

C/S

WDL WE DO LOCKSMITH



AUTOMOTIVE - RESIDENTIAL - COMMERCIAL

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

8727 OLD KINGS RD S., JACKSONVILLE, FL 32217

Name: River Edge 1 Community Dev. Dist.	**Date:** 09/05/26
Address: 475 West Town Place Ste 114	
City: St Augustine **State:** FL **Zip:** 32092	
Phone #: **VIN #:**	

Qty.	Description	Unit Price	Price
3	Door Handle w/o Key Entry	400.00 ea	1,200.00
		Subtotal	1,200.00
		Tax	—
		Total	1,200.00

WDL WE DO LOCKSMITH

RECEIVED
SEP 07 2026

Approved RECDD 1
Submitted to A/P 9/7/2026
Approved 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 [illegible] I understand that all parts are guaranteed for 30 days from

C15



WDL 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 I Community Dev. Dist. Date: 09/05/26

Address: 475 west Town place Ste 114

City: St. Augustine State: FL Zip: 32092

Phone #: VIN #:

Qty.	Description	Unit Price	Price
6	Door Handle with button lock	400 ea	2400 ea
		Subtotal	2,400 ea
		Tax	—
		Total	2,400 ea

WDL WE DO LOCKSMITH SEP 07 2026

Approved RECDD 1
Submitted to A/P 9.7.2026
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: 09/05/26 Date:

RECEIVED SEP 07 2026

C15

Dynamic Security Professionals, Inc.

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Invoice

Date	Invoice #
9/22/2026	47911

Bill To	Location
Rivers Edge CDD 1 475 West Town Place Suite 114 St. Augustine, FL 32092	Riverhouse Fitness Center 140 Landing Street St. Johns, Florida 32259

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Fire Alarm System Via Starlink Cellular for 4th Quarter	75.00	225.00

RECEIVED
SEP 22 2026
BY:

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

Approved RECDD 1
Submitted to A/P 09-22-26
By Richard Losco
Richard Losco

C15

Dynamic Security Professionals, Inc.

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Invoice

Date	Invoice #
9/22/2026	47912

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
	Due on receipt

Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Fire Alarm System Via Starlink Cellular for 4th Quarter	75.00	225.00

RECEIVED
SEP 22 2026
BY:

Thank you for your business.

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

Approved RECDD 1
Submitted to A/P 09-22-26
By Richard Losco
Richard Losco

INVOICE

Egis Insurance & Risk Advisors

Customer	Rivers Edge Community Development District
Acct #	292
Date	09/17/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information		
Invoice Summary	$	102,274.00
Payment Amount		
Payment for:	Invoice#34194	
100126551		

Rivers Edge Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Thank You

Please detach and return with payment

Customer: Rivers Edge Community Development District

Invoice	Effective	Transaction	Description	Amount
34194	10/01/2026	Renew policy	Policy #100126551 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/17/2026	102,274.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 102,274.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	**Date**
P.O. Box 748555		
Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/17/2026

INVOICE

egis Insurance & Risk Advisors

Customer	Rivers Edge Community Development District
Acct #	292
Date	09/17/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information		
Invoice Summary	$	1,500.00
Payment Amount		
Payment for:	Invoice#34195	
WC100126551		

Rivers Edge Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Thank You

Please detach and return with payment

Customer: Rivers Edge Community Development District

Invoice	Effective	Transaction	Description	Amount
34195	10/01/2026	Renew policy	Policy #WC100126551 10/01/2026-10/01/2027 FIA WC	
			Workers Compensation - Renew policy	1,336.67
			TRIA - Renew policy	3.33
			Expense Constant - Renew policy	160.00
			Due Date: 9/17/2026	

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 1,500.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	**Date**
P.O. Box 748555		
Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/17/2026

C/5

Invoice

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

Date: 07/08/2026
Invoice No.: 206303
Due Date: 08/07/2026

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

Qty	Item	Description	Unit Price	Total
40	Triploid Grass Carp	Sterile, 9-11" Triploid Grass Carp	$10.00	$400.00

SEP 14 2026
TP

Approved RECDD
Submitted to AP 9.14.2026
By Kevin McKendree

Kevin McKendree

Total **$400.00**
Balance Due **$400.00**

For stocking in Pond A

Please contact us for more information about payment options.

Thank you for your business.

C/S

Invoice

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

Date: 07/08/2026
Invoice No.: 206304
Due Date: 08/07/2026

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

Qty	Item	Description	Unit Price	Total
150	Triploid Grass Carp	Sterile, 9-11" Triploid Grass Carp	$10.00	$1,500.00

RECEIVED
SEP 14 2026
BY: TP

Approved RECDD
Submitted to AP 9.14.2026
By Kevin McKendree

Kevin McKendree

Total **$1,500.00**
Balance Due **$1,500.00**

For stocking in Pond B

Please contact us for more information about payment options.

Thank you for your business.

C/5

Invoice

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

Date: 07/08/2026
Invoice No.: 206305
Due Date: 08/07/2026

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

Qty	Item	Description	Unit Price	Total
50	Triploid Grass Carp	Sterile, 9-11" Triploid Grass Carp	$10.00	$500.00

RECEIVED
SEP 14 2026
BY: TP

Approved RECDD
Submitted to AP 9.14.2026
By Kevin McKendree

Kevin McKendree

Total **$500.00**
Balance Due **$500.00**

For stocking in Pond C

Please contact us for more information about payment options.

Thank you for your business.

C/S

Invoice

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

Date: 07/08/2026
Invoice No.: 206306
Due Date: 08/07/2026

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

Qty	Item	Description	Unit Price	Total
150	Triploid Grass Carp	Sterile, 9-11" Triploid Grass Carp	$10.00	$1,500.00

RECEIVED
SEP 14 2026
BY: TP

Approved RECDD
Submitted to AP 9.14.2026
By Kevin McKendree
Kevin McKendree

Total **$1,500.00**
Balance Due **$1,500.00**

For stocking in Pond K

Please contact us for more information about payment options.

Thank you for your business.

C/5

Invoice

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

Date: 07/08/2026
Invoice No.: 206307
Due Date: 08/07/2026

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

Qty	Item	Description	Unit Price	Total
125	Triploid Grass Carp	Sterile, 9-11" Triploid Grass Carp	$10.00	$1,250.00

RECEIVED
SEP 14 2026
TP

Approved RECDD
Submitted to AP 9.14.2026
By Kevin McKendree

Kevin McKendree

Total **$1,250.00**
Balance Due **$1,250.00**

For stocking in Pond Z

Please contact us for more information about payment options.

Thank you for your business.

C15

Invoice

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

Date: 07/08/2026
Invoice No.: 206308
Due Date: 08/07/2026

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

Qty	Item	Description	Unit Price	Total
30	Triploid Grass Carp	Sterile, 9-11" Triploid Grass Carp	$10.00	$300.00

RECEIVED
SEP 14 2026
TP

Approved RECDD
Submitted to AP 9.14.2026
By Kevin McKendree
Kevin McKendree

Total **$300.00**
Balance Due **$300.00**

For stocking in Pond D

Please contact us for more information about payment options.

Thank you for your business.

C15

Invoice

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

Date: 07/08/2026
Invoice No.: 206309
Due Date: 08/07/2026

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

Qty	Item	Description	Unit Price	Total
40	Triploid Grass Carp	Sterile, 9-11" Triploid Grass Carp	$10.00	$400.00

SEP 14 2026
TP

Approved RECDD
Submitted to AP 9.14.2026
By Kevin McKendree

Kevin McKendree

Total **$400.00**
Balance Due **$400.00**

For stocking in Pond E

Please contact us for more information about payment options.

Thank you for your business.

C15

Invoice

Florida Waterways, Inc.
3832-010 Baymeadows Road
PMB 379
Jacksonville, FL 32217
Melissa Schwartz
melissa@floridapond.com
(904) 801 - 5253 ext. 2

Date: 09/11/2026
Invoice No.: 206468
Due Date: 10/11/2026

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

Qty	Item	Description	Unit Price	Total
1	Harvesting	Mechanical Harvesting of Eel Grass on Pond B	$2,000.00	$2,000.00

RECEIVED
SEP 14 2026
BY

Approved RECDD
Submitted to AP 9.14.2026
By Kevin McKendree

Kevin McKendree

Total **$2,000.00**
Balance Due **$2,000.00**

Please contact us for more information about payment options.

Thank you for your business.

C15

Invoice

Florida Waterways, Inc.
3832-010 Baymeadows Road
PMB 379
Jacksonville, FL 32217
Melissa Schwartz
melissa@floridapond.com
(904) 801 - 5253 ext. 2

Date: 09/11/2026
Invoice No.: 206469
Due Date: 10/11/2026

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

Qty	Item	Description	Unit Price	Total
1		Fountain Timer Replacement	$55.00	$55.00
1	Fountain Service Call	Fountain Service Call - Timer Replacement	$125.00	$125.00

RECEIVED
SEP 14 2026
BY:

Approved RECDD
Submitted to AP 9.14.2026
By Kevin McKendree

Kevin McKendree

Total **$180.00**
Balance Due **$180.00**

Please contact us for more information about payment options.

Thank you for your business.

C15

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

INVOICE NO.	23478305
DATE	09/15/26

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 08/31/2026-09/13/2026				
Security Officer	104.00	Hours	22.97	2,388.88
Security Officer - Holiday	8.00	Hours	32.50	260.00
Mileage	594.00	Per	0.655	389.07

RECEIVED
SEP 17 2026
BY:

Approved RECDD 1
Submitted to A/P 09-17-26
By Richard Losco
Richard Losco

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

Sub-Total	3,037.95
Sales Tax	
TOTAL($)	$3,037.95

C15

INVOICE

Number: INV0042
Date: Sep 12, 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	25	$100.00	$2,500.00

SUBTOTAL:	$2,500.00
TOTAL:	$2,500.00
PAID:	$0.00
BALANCE DUE	**$2,500.00**

Comments

Eel grass clean up at the pond behind the riverhouse third round.

RECEIVED
SEP 14 2026
BY:

Approved RECDD
Submitted to AP 9.14.2026
By Kevin McKendree

Kevin McKendree

THANK YOU FOR YOUR BUSINESS

KIKI LANDSCAPE

INVOICE

Number: INV0043
Date: Sep 20, 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	**19**	**$100.00**	**$1,900.00**

SUBTOTAL:	**$1,900.00**
TOTAL:	**$1,900.00**
PAID:	**$0.00**
BALANCE DUE	**$1,900.00**

Comments
Eel grass removal 4th round.

RECEIVED
SEP 21 2026
BY:

Approved RECDD
Submitted to AP 9.21.2026
By Kevin McKendree
Kevin McKendree

THANK YOU FOR YOUR BUSINESS

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

INVOICE

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

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	+	$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**

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

Please pay within 30 days.

Corbin deVagy

9/17/2026



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

INVOICE

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

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

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
($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**

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

Please pay within 30 days.

Corbin deVagy

9/17/2026

SEP 17 2026

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

INVOICE

Invoice # 15927
Date: 09/14/2026
Due On: 10/14/2026

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	+	$70.00	) - (	$0.00	) =	**$70.00**

RECDD-102

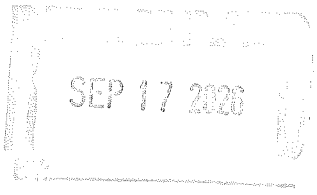
Rivers Edge CDD - Mattamy Boundary Amendment

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	08/28/2026	Provide copy of prior boundary amendment petition.	0.20	$350.00	$70.00
					Total	**$70.00**

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

Please pay within 30 days.

Corbin deVagy
9/17/2026



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

INVOICE

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

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

SEP 17 2026

Corbin deNagy

9/17/2026

Please pay within 30 days.

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

INVOICE

Invoice # 16027
Date: 09/14/2026
Due On: 10/14/2026

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	+	$6,729.11	) - (	$0.00	) =	**$6,729.11**

RECDD-01

Rivers Edge CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	08/05/2026	Review draft agenda and follow up on status of pending legal action items.	0.20	$350.00	-	$70.00
Service	MGH	08/05/2026	Analyze Bartram swim team license agreement and contractual history related to same; advise District staff regarding next steps for approval for 2026-2027 season; review draft agenda and identify legal input and follow-up items needed.	0.70	$295.00	-	$206.50
Service	MGH	08/11/2026	Prepare for and attend agenda planning call with District staff.	0.40	$295.00	100.0%	$0.00
Service	LG	08/11/2026	Attend agenda planning call.	0.70	$350.00	-	$245.00
Service	MGH	08/12/2026	Analyze resident	0.30	$295.00	-	$88.50

			response letter to District correspondence regarding property damage and remediation costs for same; review Supervisor request regarding District-owned fencing on resident property.				
Service	MGH	08/13/2026	Prepare for and attend call with District staff to discuss resident response to Arbors Park sod damage demand letter and strategy for further handling; confer with counsel regarding same.	0.60	$295.00	100.0%	$0.00
Service	LG	08/13/2026	Confer with district staff regarding resident suspension for sod damage; prepare letter to McMurrays regarding sod damage; confer with deNagy regarding amenity center renovation timeline.	1.50	$350.00	-	$525.00
Service	LG	08/14/2026	Review agenda and prepare for Board meeting.	0.70	$350.00	-	$245.00
Service	CD	08/17/2026	Confer with District Staff and Format Contract for Real Property sale and Purchase.	0.30	$190.00	100.0%	$0.00
Service	MGH	08/17/2026	Begin preparing for Board meeting; confer with District staff regarding same.	0.20	$295.00	-	$59.00
Service	MB	08/18/2026	Research application of HB 967 (electronic payments).	0.10	$285.00	-	$28.50
Service	LG	08/18/2026	Prepare memorandum regarding implementation of HB 967 (electronic payments).	0.10	$350.00	-	$35.00
Service	MGH	08/18/2026	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting.	0.90	$295.00	-	$265.50

Service	LG	08/19/2026	Travel to and attend Board meeting.	6.40	$350.00	-	$2,240.00
Service	MGH	08/19/2026	Prepare for and remotely attend Board meeting.	2.80	$295.00	100.0%	$0.00
Expense	KB	08/19/2026	Travel: Mileage - LG.	201.00	$0.76	-	$152.76
Expense	KB	08/19/2026	Travel: Hotel - LG.	1.00	$120.86	-	$120.86
Expense	KB	08/19/2026	Travel: Meals - LG.	1.00	$6.49	-	$6.49
Service	MGH	08/20/2026	Review and revise draft joint meeting minutes; confirm records related to final score sheets for landscape RFP proposals.	0.20	$295.00	-	$59.00
Service	MGH	08/21/2026	Review Board Supervisor feedback on Flock agreements and joint Board discussion.	0.10	$295.00	-	$29.50
Service	LG	08/24/2026	Analyze options for Flock contract.	0.20	$350.00	-	$70.00
Service	MGH	08/24/2026	Confirm final landscape RFP scorecard numbers with District Manager and review final edits to joint meeting minutes.	0.10	$295.00	-	$29.50
Service	LG	08/25/2026	Prepare 2026 landscape agreement.	0.60	$350.00	-	$210.00
Service	LG	08/25/2026	Review and finalize ASO for playground mulch; review and provide comments to August minutes.	1.10	$350.00	-	$385.00
Service	MGH	08/25/2026	Review District Manager meeting notes and identify legal follow-up tasks.	0.20	$295.00	-	$59.00
Service	LG	08/26/2026	Prepare updated rules of procedure and resolution setting hearing on same; prepare resolution setting hearing on amenity rates; confer with amenity staff regarding request from men's group; advise regarding redactions for public records; finalize Yellowstone contract for signatures; confer with	2.30	$350.00	-	$805.00

			deNagy regarding cost share procedures.				
Service	MGH	08/26/2026	Review filmmaker request for use of Riverfront Park.	0.20	$295.00	-	$59.00
Service	LG	08/27/2026	Update files regarding executed Yellowstone contract; preliminary research regarding Flock contract renewals; prepare notice of termination to Enrichment Group.	0.90	$350.00	-	$315.00
Service	LG	08/28/2026	Update letter to Enrichment Group.	0.20	$350.00	-	$70.00
Service	LG	08/28/2026	Confer with Cameron and deNagy regarding supervisor roles and responsibilities.	0.50	$350.00	-	$175.00
Service	LG	08/31/2026	Confer with district manager regarding response to resident re sod damage.	0.30	$350.00	-	$105.00
Service	LG	08/31/2026	Analyze update from FDOT regarding LPR systems.	0.20	$350.00	-	$70.00
					Line Item Discount Subtotal		**-$1,178.00**
					Total		**$6,729.11**

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

Please pay within 30 days.

Corbin deNagy
9/17/2026

RECEIVED
SEP 17 2026
BY:

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

September 17, 2026
Project No: P0113094.60
Invoice No: 22013444

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 CDD Agenda call, CDD meeting, follow up with SJC Traffic about Rivertown Main and Ruskin Dr.
Professional Services from August 01, 2026 to August 28, 2026
Professional Personnel

	Hours	Rate	Amount	
Project Director	1.50	235.00	352.50	
Vice President	1.00	250.00	250.00	
Totals	2.50		602.50	
Total Labor				**602.50**
			Total this Invoice	**$602.50**

Outstanding Invoices

Number	Date	Balance
22013170	8/25/2026	609.05
Total		**609.05**

Corbin deNagy

9/18/2026

RECEIVED
SEP 18 2026
BY:

REMITTANCE:
CHECKS: PRIME AE Group, Inc. I P.O. BOX 530733, Atlanta, Georgia 30353-0733
If paying via ACH or wire, please send a remittance advice to cashreceipt@primeeng.com

C/S

Invoice

Submitted on 06/23/2026

Invoice for	Payable to	Invoice #
Rivers Edge CDD 1	RT Raves	RT-1016-Raves

Billing Address	Event Name	Deposit Due Date
475 West Town PL Suite 114 St. Augustine, FL 32092	Rivertown Book Fair	6/30/2026

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

Notes:

Subtotal	$	300.00

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

Event Time: 1pm - 4pm EST

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

Approved CDD I
Submitted to AP on 6.29.26
by Kimberly Fatuch

Kimberly Fatuch

Total: $300

Check #7760, processed and mailed out on 07/06/26, was not received by vendor. Check was sent to the address on the W-9. But, was told that the correct address is the address on the invoice. I don't see the vendor's address on invoice, besides the GMS address. I have to use the address that Kimberly emailed me.
TP
09/22/26

RECEIVED
SEP 22 2026
BY:

C15

SecureSI
YOUR TECHNOLOGY PARTNER

SecureSI
P.O. Box 600947
Saint Johns, FL 32260
(904) 854-9990

Bill To:
Rivers Edge 1 CDD Attn: Ken Council 156 Landing St St Johns, FL 32259 United States

Date	**Invoice**
09/11/2026	417681
Account	
Vesta Property Services	

Terms	**Due Date**	**PO Number**	**Reference**	
Net 14 days	09/25/2026			

Services	Work Type	Hours	Rate	Amount
Billable Services				
Technician	On-Site - Infrastructure	2.00	175.00	$350.00
			Total Services:	**$350.00**

New online payment portal available. Go to:
https://securepay.securesi.net

Make checks payable to SecureSI

Please update our mailing address starting July 26, 2023 to:

SecureSI
P.O Box 600947
Saint Johns, FL 32260

Invoice Subtotal:	$350.00
Sales Tax:	$0.00
Invoice Total:	**$350.00**
Payments:	$0.00
Credits:	$0.00
Balance Due:	**$350.00**

RECEIVED
SEP 23 2026
BY:

Approved RECDD 1
Submitted to A/P 9/23/2026
Submitted by Ken Council
Ken Council

Invoice Time Detail

Invoice Number: 417681
Company: Vesta Property Services

Date: 8/18/2026 Work Type: On-Site - Infrastructure

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
08/18/2026	Burow, Todd	**Service Ticket:**2759210 went onsite, hooked up firewall. Firewall was not communicating, so reconfigured to new IPs. Firewall then checked in. Then hooked up 8 port switch to firewall. Will need to revisit to hang equipment and to connect fiber to switch	Y	2.00	175.00	$350.00

Subtotal: $350.00

Invoice Time Total: **Billable Hours:** **2.00**

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	1237
DATE	09/16/2026
TERMS	Net 30
DUE DATE	10/16/2026

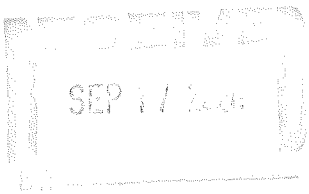
DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Two tennis court lights on the stadium court at the Riverhouse. Replaced bad components in the fixtures. Cleaned lenses. Verified correct operation upon completion.	850.00

Please make check payable to TMT Electric LLC.

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

Approved RECDD
Submitted to AP 9.17.2026
By Kevin McKendree

Kevin McKendree



C/5

TMT Electric, LLC

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

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	1238
DATE	09/16/2026
TERMS	Net 30
DUE DATE	10/16/2026

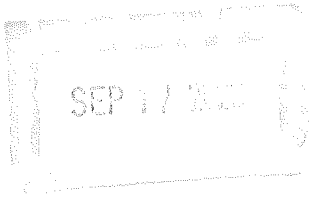
DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Two tennis court light fixtures not working on the shed court at the Riverhouse. Refitted fixtures with new LED components. Cleaned lenses. Verified correct operation upon completion.	1,260.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	1,260.00
TAX	0.00
TOTAL	1,260.00
BALANCE DUE	**$1,260.00**

Approved RECDD
Submitted to AP 9.17.2026
By Kevin McKendree

Kevin McKendree



C/5

TMT Electric, LLC

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

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	1239
DATE	09/16/2026
TERMS	Net 30
DUE DATE	10/16/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Three pendant lights not working at the Riverhouse reception desk. Removed and replaced with new LED spotlights, boxes, and covers. Verified correct operation upon completion.	975.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	975.00
TAX	0.00
TOTAL	975.00
BALANCE DUE	**$975.00**

Approved RECDD
Submitted to 9.17.2026
By Kevin McKendree

Kevin McKendree

SEP 17 2026

C15

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622743354
DATE:	09/09/2026
ORDER:	622743354

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
09/09/2026	10:05 AM				10:05 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	09/09/2026			10:05 AM

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 09-11-26
By Richard Losco
Richard Losco

RECEIVED
SEP 11 2026
BY:

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

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:	622743432
DATE:	09/09/2026
ORDER:	622743432

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
09/09/2026	10:05 AM				10:05 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	09/09/2026			10:35 AM

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**

Approved RECDD 1
Submitted to A/P 09-11-26
By Richard Losco
Richard Losco

RECEIVED
SEP 11 2026
BY:

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

C15

PM(P)

WHO BUT W.B.MASON

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

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

Invoice Number	264098999
Customer Number	C3178876
Invoice Date	08/27/2026
Due Date	09/26/2026
Order Date	08/26/2026
Order Number	S164425107
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	68.99	68.99
HERX7658AK	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	2	CT	76.99	153.98
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	41.93	41.93
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	76.99	76.99
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	3	CT	22.48	67.44
WBM97200	PAPER,8.5X11,98BRT,20 LB,WHITE,5000/CT	1	RM	12.22	12.22

SUBTOTAL:	421.55
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	421.55
Total Due:	421.55

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

WHO BUT W.B.MASON

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

RECEIVED
SEP 11 2026
BY:

Approved RECDD 1
Submitted to A/P 09-11-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	264098999
Invoice Date	08/27/2026
Terms	Net 30
Total Due	**421.55**

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

C3178876264098999264098999000000042155 7

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	264122620
Customer Number	C3178876
Invoice Date	08/28/2026
Due Date	09/27/2026
Order Date	08/26/2026
Order Number	S164425107
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
HERH6036MK	LINER,30X36,.50LLD,BLK,250/CT	1	CT	36.65	36.65
TCO28600	BAG;WASTE;DOG	2	CT	108.46	216.92

SUBTOTAL:	253.57
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	253.57
Total Due:	253.57

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
SEP 11 2026
BY:

Approved RECDD 1
Submitted to A/P 09-11-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	264122620
Invoice Date	08/28/2026
Terms	Net 30
Total Due	**253.57**

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

C3178876264122620264122620000000253575

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	264216095
Customer Number	C3178876
Invoice Date	09/02/2026
Due Date	10/02/2026
Order Date	09/01/2026
Order Number	S164567825
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	4	CT	76.99	307.96
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	2	CT	22.48	44.96
CLO35417	CLOROX CLEAN-UP CLOROX PRO DISINFECTANT SPRAY 9/32FO	1	EA	9.49	9.49
NWLNEBPFGXL	NITRILE EXAM PF GLOVES - BLACK- XLARGE - 5MIL - 100/BX	1	BX	10.99	10.99
NWLNEBPFGM	NITRILE EXAM PF GLOVES - BLACK- MEDIUM - 5MIL - 100/BX	1	BX	10.99	10.99
CLO30966	CLOROXPRO GERMICIDAL BLEACH, CONCENTRATED, 121 FL OZ	1	CT	36.60	36.60

SUBTOTAL:	420.99
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	420.99
Total Due:	420.99

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
SEP 22 2026
BY:

Approved RECDD 1
Submitted to A/P 09-22-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	264216095
Invoice Date	09/02/2026
Terms	Net 30
Total Due	**420.99**

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

C3178876264216095264216095000000420991

C15

PM(P)

WHO BUT W.B.MASON

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

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

Invoice Number	264220936
Customer Number	C3178876
Invoice Date	09/02/2026
Due Date	10/02/2026
Order Date	09/01/2026
Order Number	S164584704
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
CSD34200	WIPES, SCRIM,4PLY,POPUP,WH(W202)	1	CT	73.30	73.30

SUBTOTAL:	73.30
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	73.30
Total Due:	73.30

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

WHO BUT W.B.MASON

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

RECEIVED
SEP 11 2026
BY:

Approved RECDD 1
Submitted to A/P 09-11-26
By Richard Losco
Richard Losco

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

Remittance Section	
Customer Number	C3178876
Invoice Number	264220936
Invoice Date	09/02/2026
Terms	Net 30
Total Due	**73.30**

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

C3178876264220936264220936000000073307

C15

PM(P)

WHO BUT W.B.MASON

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

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

Invoice Number	264343238
Customer Number	C3178876
Invoice Date	09/09/2026
Due Date	10/09/2026
Order Date	09/07/2026
Order Number	S164705909
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
CLO30966	CLOROXPRO GERMICIDAL BLEACH, CONCENTRATED, 121 FL OZ	1	CT	36.60	36.60
HERX7658AK	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	2	CT	76.99	153.98
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	2	CT	22.48	44.96
TCO28600	BAG;WASTE;DOG	1	CT	108.46	108.46
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	41.93	41.93
HERX6639AK	LINER,REPRO,33X39 1.5ML,BK 100/CT	1	CT	68.99	68.99

- Please See Next Page for Continuation -

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

WHO BUT W.B.MASON

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

Approved RECDD 1
Submitted to A/P 09-22-26
By Richard Losco
Richard Losco

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

RECEIVED
SEP 22 2026

Remittance Section	
Customer Number	C3178876
Invoice Number	264343238
Invoice Date	09/09/2026
Terms	Net 30
Total Due	**531.91**

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

C3178876264343238264343238000000531917

WHO BUT W.B.MASON

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

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

Customer Number	C3178876
Invoice Number	**264343238**
Invoice Date	09/09/2026

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
	- Continued On From Previous Page -				
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	76.99	76.99

SUBTOTAL:	531.91
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	531.91
Total Due:	531.91

C15

Wipes LLC

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

INVOICE

BILL TO	SHIP TO	SHIP DATE	09/18/2026	INVOICE	24733
Rivertown - St Johns FL	Rivertown - St Johns FL	SHIP VIA	UPS	DATE	09/18/2026
Rivers Edge CDD	140 LANDING ST			TERMS	Net 30
475 West Town Place Suite 114	SAINT JOHNS, FL 32259 US			DUE DATE	10/18/2026
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**

RECEIVED
SEP 18 2026

Approved RECDD 1
Submitted to A/P 09-18-26
By Richard Losco
Richard Losco

C/S

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1254020	8/31/2026
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: September 30, 2026

Invoice Amount: $2,637.68

Description	Current Amount
August irrigation repairs - 2026******13 Fawnwood St.******	
Irrigation Repairs	$2,637.68
Invoice Total	**$2,637.68**

Approved RECDD 1
Submitted to A/P 09-21-26
By Richard Losco
Richard Losco

SEP 21 2026

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

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. #	CDD 1
NAME	RIVER TOWN
ADDRESS	13 Fawnwood st
DATE	8/26/2026

#			EXTENTION
4	replace bad decoder	$ 400.00	$ 1,600.00
8	DBY	$ 2.40	$ 19.20
16	DBR/Y	$ 5.53	$ 88.48
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 1,707.68

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/26/2026	2 TECH	10	$ 93.00	$ 930.00
				$ -
				$ -
				$ -
				$ 930.00

COMMENTS :THE ARBORS CLOCK WAS NOT WORKING HAD TO LOCATE
BAD DECODER
replace one bad decoder between the round about and fawnwood st
replace one bad decoder on high brush ct
replace one bad decoder on rivertown main st just pass wild sage dr
replace one bad decoder on stoner creek pl

MATERIALS	$ 1,707.68
LABOR & RENTAL	$ 930.00
TOTAL	$ 2,637.68

DATE COMPLETED 8/26/26 TECHNICIAN davon albert CLIENT

C/S

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1254021	8/31/2026
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: September 30, 2026

Invoice Amount: $139.07

Description	Current Amount
August irrigation repairs - 2026******Sorrell Ct.******	
Irrigation Repairs	$139.07
Invoice Total	**$139.07**

Approved RECDD 1
Submitted to A/P 09-21-26
By Richard Losco
Richard Losco

SEP 21 2026

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

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. #	CDD1
NAME	RIVER TOWN
ADDRESS	SORRELL CT
DATE	8/28/2026

#				EXTENTION
2		REPLACE BROKEN 6'' SPRAY + NOZZLES	$ 11.61	$ 23.22
2		REPLACE BOKEN ROTORS	$ 22.85	$22.85
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
			PARTS TOTAL	$ 46.07

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/28/2026	tech	1	$ 93.00	$ 93.00
				$ -
				$ -
				$ -
				$ 93.00

COMMENTS

MATERIALS	$ 46.07
LABOR & RENTAL	$ 93.00
TOTAL	$ 139.07

DATE COMPLETED 8/28/26 TECHNICIAN davon albert CLIENT

C15

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1259683	9/3/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

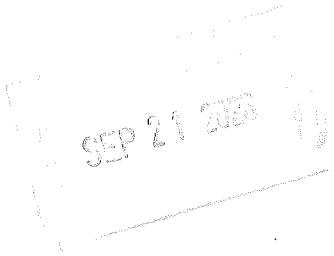
Property Name: Rivers Edge CDD I

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

Invoice Due Date: October 3, 2026

Invoice Amount: $200.80

Description	Current Amount
August irrigation repairs - 2026******380 Sternwheel Dr.******	
Irrigation Repairs	$200.80
Invoice Total	**$200.80**



Approved RECDD 1
Submitted to A/P 09-21-26
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	RIVERTOWN
ADDRESS	380 stern wheel dr
DATE	8/27/2026

#	repairs made after irrigation inspection		EXTENTION
4	clog nozzles	$ 2.40	$ 9.60
2	broken rotor	$ 22.85	$ 45.70
1	repair broken 1/2 pipe	$ 6.00	$ 6.00
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 61.30

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/27/2026	tech	1.5	$ 93.00	$ 139.50
				$ -
				$ -
				$ -
				$ 139.50

COMMENTS broken pipe in tree root on riverwalk blvd
broken rotor coner of riverwalk blvd an stern wheeel dr
broken rotor next to timer
AT&T GAYS DID NOT BROKEN NOT THING ALL WAS GOOD

MATERIALS	$	61.30
LABOR & RENTAL	$	139.50
TOTAL	$	200.80

DATE COMPLETED 8/27/26 TECHNICIAN DAVON ALBERT CLIENT

C15

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1263065	9/1/2026
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

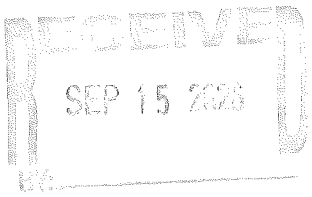
Address: 475 West Town Place Suite 114
St. Augustine, FL 32092

Invoice Due Date: October 1, 2026

Invoice Amount: $91,599.75

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

Invoice Total **$91,599.75**



Approved RECDD 1
Submitted to A/P 09-15-26
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
1259682	9/3/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

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

Invoice Due Date: October 3, 2026

Invoice Amount: $641.89

Description	Current Amount
August irrigation repairs - 2026******Foot Bridge Rd.******	
Irrigation Repairs	$641.89
Invoice Total	**$641.89**

Approved RECDD 1
Submitted to A/P 09-21-26
By Richard Losco
Richard Losco

RECEIVED
SEP 21 2026

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

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. #	CDD 1
NAME	RIVER TOWN
ADDRESS	FOOT BRIDGE RD
DATE	8/21/2026

#			EXTENTION
1	HUNTER NODE 400	$ 535.81	$ 535.81
2	9 VOLT BATTERIES	$ 6.54	$ 13.08
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 548.89

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/21/2026	tech	1	$ 93.00	$ 93.00
				$ -
				$ -
				$ -
				$ 93.00

COMMENTS :Replace battery timer between 267 and 287 foot bridge rd
walk way going to north lake

MATERIALS	$ 548.89
LABOR & RENTAL	$ 93.00
TOTAL	$ 641.89

DATE COMPLETED 8/21/26 TECHNICIAN DAVON ALBERT CLIENT

c/s

YELLOWSTONE
LANDSCAPE

INVOICE

Invoice Number:	1265454
Invoice Date:	09/10/2026
Due Date:	10/10/2026
Terms:	Net 30
PO Number:	
Opportunity #:	752849

BILL TO:

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

SERVICE LOCATION:

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

REMIT TO:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

DESCRIPTION	AMOUNT
September irrigation repairs - 2026******2105 Orange Branch******	$266.77

Approved RECDD 1 - $266.77
Submitted to A/P 09-21-26
By Richard Losco
Richard Losco

SEP 23 2026

ACCOUNT SUMMARY	
Current	$116,942.06
1-30 Days Past Due	$0.00
31-60 Days Past Due	$0.00
61-90 Days Past Due	$0.00
90+ Days Past Due	$8,803.51
TOTAL PAST DUE	$8,803.51

TOTAL ACCOUNT BALANCE	$125,745.57

Subtotal	$266.77
Tax	$0.00
INVOICE TOTAL	**$266.77**

Should you have any questions or inquiries please call **904-268-2626.**

Past due balances may be subject to additional late fees and interest charges.

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. # cdd1
NAME RIVER TOWN
ADDRESS 2105 orange branch trl
DATE 9/1/2026

#			EXTENTION
3	BROKEN 6" SPRAY + NOZZLES	$ 11.61	$ 34.83
1	CLOG NOZZLES	$ 2.55	$ 2.55
1	BROKEN ROTOR	$ 22.85	$ 22.85
3	BROKEN BUBBLER	$ 4.85	$ 14.55
1	HUNTER SOLENOID	$ 52.49	$ 52.49
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 127.27

DATE	DESCRIPTION	HOURS	RATE	TOTAL
9/1/2026	TECH	1.5	$ 93.00	$ 139.50
				$ -
				$ -
				$ -
				$ 139.50

COMMENTS :REPLACE BAD SOLENOID ON ZONE 4

MATERIALS	$ 127.27
LABOR & RENTAL	$ 139.50
TOTAL	$ 266.77

DATE COMPLETED 9/1/26 TECHNICIAN DAVON ALBERT CLIENT

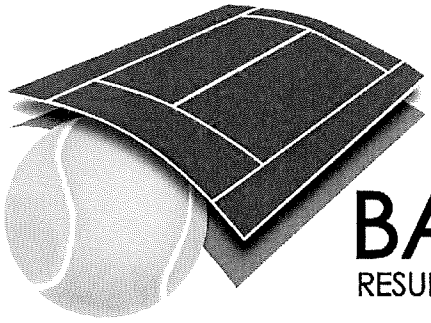
*** CHECK NOS. 000061-000064 RIVERS EDGE - CAPITAL RESERVE
BANK B RIVERS CAPITAL RESRV

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/04/26	00014	8/28/26	08282026	202608	600	53800-61000				*	30,000.00		
			2ND DRAW TENNIS CT RESURF										
		8/28/26	08282026	202608	600	53800-61000				*	8,475.00		
			3RD DRAW TENNIS CT RESURF										
									B.A.B. TENNIS COURTS			38,475.00	000061
9/04/26	00020	8/28/26	4512	202608	600	53800-61000				*	49,491.70		
			FNL IN/EXTERIOR PAINTING										
									INVESTMENT PAINTING OF			49,491.70	000062
9/11/26	00022	9/09/26	5-9	202609	600	53800-61000				*	9,980.80		
			DEP AMENITY CENTER										
									HOUSER CONSTRUCTION			9,980.80	000063
9/25/26	00022	9/23/26	5-9A	202609	600	53800-61000				*	24,952.00		
			DEMO DEP AMENITY CENTER										
									HOUSER CONSTRUCTION			24,952.00	000064

TOTAL FOR BANK B 122,899.50

TOTAL FOR REGISTER 122,899.50

C/S



BAB Tennis Courts

RESURFACING CONSTRUCTION MAINTENANCE

RiverTown Tennis Center Clay Court Fencing Removal and Installation Invoice

Name: Rivertown Tennis Courts	**From:** Brian Bullock
Attention: Kevin Kmckendree@vestapropertyservices.com	**Date: 8.28.26**
Address- Vesta property Rivertown Kendall Crossing Dr St Johns, Fl 32259	**Phone Number:** 352-572-0179

Kevin,

Poles-
Remove each existing pole and dispose of each existing pole offsite. Installation of new poles will consist of each pole being installed using mixed concrete. All poles will be galvanized and powder coated. All terminal poles will be 3" in diameter and all line poles will be 2 ½ " in diameter.

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

Hardware-

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

Fence Installation Hardware-

Brace bands- Galvanized

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

Wire Fence Mesh-

We will install 10' and 3' 9 Gauge vinyl dipped galvanized mesh with1 ¾ inch gap spacing on the 10' sections and 2" gap spacing on all 3 tennis courts. This includes all new gates for each court. All old gates will be hauled off site.

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

Total Cost- $76,950.00

Draw #1 Due on Acceptance-$38,475.00-PAID

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

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

This price includes new windscreens on all three courts.

Approved RECDD
Submitted to AP 8.31.2026
By Kevin McKendree

Kevin McKendree

RECEIVED
AUG 31 2026
BY:

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

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

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

C/S

INVESTMENT PAINTING OF NORTH FLORIDA
904-307-6649
Painting-Pressure Washing
Stucco Repair

Investment Painting of North Florida

Rivers edge cdd 1
475 West Town Place 114
St. Augustine, FL 32092

(904) 607-1038
Kmckendree@vestapropertyservices.com

JOB	#4512
INVOICE	#4512
SERVICE DATE	Aug 28, 2026
INVOICE DATE	Nov 11, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Aug 28, 2026
AMOUNT DUE	**$49,491.70**

CONTACT US

229 South Torwood Drive
Saint Johns, FL 32259

(904) 307-6649
Investmentpaintingfl@yahoo.com

INVOICE

Services	qty	unit price	amount
Commercial Exterior Painting Project - Estimate Exterior of Gym building, Exterior of Rental Building and Cabana attached to Rental building , Exterior of Pool Pavillion, Pergola Over Pool, Pergola between rental and cabana, Office	1.0	$76,860.00	$76,860.00
Pressure wash Exterior of Buildings Hardie Board, trim and doors Caulk gaps in trim and around doors where needed with (55) yr caulking 950a from Sherwin Apply rust inhibiting primer to rust spots and nails on all infrastructure that is being painted Repaint all hardie board same color body (2) coats, wood ceilings, Trellis, corbels, Dormers, trim, shutters and doors with top of the line Sherwin Williams Emerald Rain Refresh self cleaning paint that will keep things looking cleaner longer. This coating has a lifetime manufacturer warranty against peeling, chipping flaking paint and is dirt and mildew resistant. IPNF warranties any labor defects that are not caused by abnormal wear and tear and not from natural disasters against defects for (3) years from date of commencement Excludes exterior of Fascia on both buildings			
Commercial Interior painting Services - Estimate (Yoga Room)	1.0	$1,695.00	$1,695.00
Patch nail holes where needed and drywall imperfections Repaint walls with Sherwin Williams Scuff Tuff coating for extra durability and scuff resistance. Repaint all trim and doors with Sherwin Williams scuff tuff coating. Price includes labor materials.			
Commercial Interior painting Services - Estimate (Gym Room)	1.0	$2,965.00	$2,965.00
Patch holes in drywall and repair drywall nail pops. Repaint all ceilings with Sherwin Williams Super Paint which is dirt and mildew resistant. Repaint walls, trim and Interior Doors with Sherwin Williams scuff tuff coating Price includes labor materials			
Commercial Painting Interior for Rental Room and Interior of Cabana Room	1.0	$7,535.00	$7,535.00

Patch holes in walls where needed.

Repaint all walls, trim and interior doors with Sherwin Williams scuff tuff coating.

Repair seams on white joist Beams and Repaint Beams

Repaint walls, trim and doors with Sherwin Williams Emerald Exterior Paint. Prime and paint vinyl shutters.

Price includes labor materials

Excludes wooden Ceiling

Maint Shed and Fence	1.0	$2,860.00	$2,860.00

Pressure wash Shed, garage doors and fence and Repaint Shed walls, trim garage doors, doors, gates and fence with Sherwin Williams Emerald Rain Refresh.

Price includes labor materials

Interior painting of Gym Side Restrooms	1.0	$2,980.00	$2,980.00

Prep and Paint gym side restrooms walls (2) coats and ceiling with Sherwin Williams ScuffTuff coating which is durable and molded resistant.

Price includes labor and materials

Exterior painting Water Slide Tower Wood Interior and Exterior, Metal Support Beam Infrastructure (Black Metal Beams Inside tower and Spiral Staircase	1.0	$4,089.00	$4,089.00

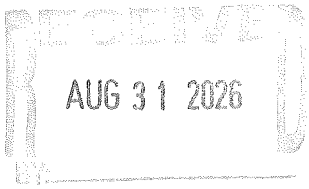
Pressure wash tower, apply rust refoming prime to rust areas. Repaint wood with Sherwin Williams Top of the line Emerald Rain Refresh coating.

Prep and paint metal infrastructure with Macropoxy 646 fast cure coating which is a 2 part system that is chemical resistant, and is made specifically to protect steel

Repaint Metal Staircase with Sherwin Williams pro industrial sherloxane 800 industrial coating which is a 2 part epoxy urethane coating that will handle the wear and tear.

Price includes labor and materials

Subtotal	$98,984.00
Job Total	**$98,984.00**
Amount Due	**$49,491.70**



Approved RECDD
Submitted to AP 8.31.2026
By Kevin McKendree

Kevin McKendree

Payment History

Nov 11	Tue 11:36am	Check	$49,244.53
Nov 11	Tue 11:37am	Check	$247.77
			$49,492.30

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate!

To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will than receive an invoice for your deposit of $500.00 for each service/job for approved services that you have agreed to. At that time you will receive a TENTATIVE START WEEK for your approved job. For larger residential jobs, deposits may be subjected to a higher deposit. This pertains to residential clients only. All commercial clients please see our terms and conditions regarding deposits amounts and procedures. These terms and conditions are subject to change at any time.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more.

Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!
Thank you for your Business!

C15

HOUSER
CONSTRUCTION

Invoice 5-9
Invoice Date September 9, 2026
Payment Due September 9, 2026

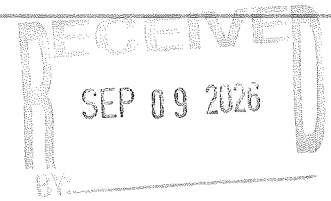
PREPARED BY
Adam Houser
Houser Construction
(904) 763-9550
houserconstructionfl@gmail.com
301 W Bay St, Suite 1448 Jacksonville, Florida 32202

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

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

1. Deposit Due At Contract Execution: $9,980.80 *DUE NOW *
2. Demolition Complete: $24,952.00
3. Flooring Complete: $24,952.00
4. Tile & Cabinets Installed $29,942.40
5. Final Draw- Upon Completion & Final Walk-through : $9,980.80

*Initial Draw Currently Due
$9,980.80*



Approved RECDD
Submitted to AP 9.9.2026
By Kevin McKendree
Kevin McKendree

HOUSER
CONSTRUCTION

Invoice 5-9
Invoice Date September 23 2026
Payment Due September 25, 2026

PREPARED BY
Adam Houser
Houser Construction
(904) 763-9550
houserconstructionfl@gmail.com
301 W Bay St, Suite 1448 Jacksonville, Florida 32202

PREPARED FOR
Rivers Edge CDD
Kevin McKendree
(904) 679-5523
kfatuch@vestapropertyservices.com
475 West Town Place Suite 114 St. Augustine, FL 32092

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

1. ~~Deposit Due At Contract Execution: $9,980.80 PAID~~
2. **Demolition Complete: $24,952.00 *DUE NOW ***
3. Flooring Complete: $24,952.00
4. Tile & Cabinets Installed $29,942.40
5. Final Draw- Upon Completion & Final Walk-through: $9,980.80

Demolition Draw Due
$24,952.00

Approved CDD I
Submitted to AP on 9.23.26
by Kimberly Fatuch

Kimberly Fatuch

FIFTH ORDER OF BUSINESS

A.

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

Hello,

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

General Maintenance

November service work will include mowing as needed as temperatures drop, 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 November. Temporary scalping may be visible in isolated locations as crews encourage improved density and healthier long-term growth.

Ornamental grass cutback will begin as soon as blooming has stopped.

Irrigation

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

Watering is planned for1 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 November 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 November program will focus on dependable routine service, efficient irrigation, proactive turf treatments, and continued attention to the appearance of River's Edge.

Thank you,

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: ***11/18/2026*** *Submitted by:* ***Kevin McKendree & Richard Losco***

RECDD I

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 complete. Walls have been drywalled where repairs were made. Flooring is installed. Cabinets are next.

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.

RiverHouse Parking Lot Lighting:
New lighting from FPL was approved in September that will fully illuminate the parking lot of the RiverHouse. Agreements have been signed and we are awaiting scheduling.

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. As of this writing the pond looks great.

RiverHouse AC Units in rental side:
New AC units will be installed by Cool R US in the rental side of the RiverHouse as voted upon by the board of supervisors. This is scheduled for 11/19. We are working with an HVAC engineer on the gym side to determine the best path to move forward over there as the humidity level has always been high which creates mold and the gym equipment to rust.

Pool Mechanical Equipment:
We received approval to obtain engineering plans for replacement of all the pool equipment at the RiverHouse. This would exclude the sand filters that were replaced last year. Our goal with this is to

improve upon what currently exists with a focus on cost savings. This may include dual pump systems to avoid shutdowns, surge protection, elimination/combining of water holding tanks and switching to self-priming pumps which would allow us to get rid of the vaults that are currently below ground and placing the pumps above ground on slab. The reduction of infrastructure will reduce upfront and long-term repair costs and many of these ideas will remove our equipment from past troublesome areas.

Exterior wall sconces and fans at RiverHouse:
We will be quoting the installation of all the exterior wall sconces and exterior ceiling fans at the RiverHouse. This would be 33 scones plus 3 pendant lights and 18 fans. We will purchase the fixtures directly which will make the quotes apples to apples.

RECDD II

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.

Feature Motor in Club Pool:
The feature motor in the club's pool burnt out this week. When this motor is not running the water from the pools infinity edge escapes so it must always remain operating. We were able to locate and install a replacement, and everything is now operable.

CDD III

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.

RiverLodge Beach:
We will be converting the beach area by the kayak pond to grass as instructed by CDD 3 board. Work is starting 11/16.

RIVERTOWN

RECDD's Lifestyle Report

Date of report: ***11/18/2026*** *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 reschedule for November 7th
- 10.18.26 – Sunjammer Concert at the Amp
  - Event cancelled due to weather
- 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
  - 500 tickets, sold out on day 2 of ticket sales. 460 residents showed up despite the less than stellar weather
  - Don't Call Me Shirley played right outside the café.
  - 4 bars with signature cocktails, shots and canned beer
  - Nothing but accolades all around! Residents loved the event.

-   
  

November Events

- 11.5.26 – Karaoke Night
  - Bringing karaoke night to Riverclub per resident request
- 11.7.26 –Fall Festival
  - Rescheduled from Oct. 10th.
  - 54 local vendors, kidzone, petting zoo and food trucks
  - Roughly 400 attendees, beautiful weather



- 11.14.26 – Deej Band live at the Amp
  - A new band will be playing at the amphitheater for a mid-afternoon event 2pm – 5pm
- 11.15.26 – Sunjammer Band live at the Amp
  - Rescheduled from October
  - Afternoon concert event from 3pm – 5pm
- 11.20.26 – Fires & Flannel Event with Emily Mikus
  - Guests are invited to a night of smores by the fire (while supplies last) while listening to the vocal stylings of crowd favorite, Emily Mikus

RIVERTOWN

RECDD's Amenity Manager Report

Date of Report: ***11/18/2026*** *Submitted by:* ***Ken Council & Richard Losco***

The Clocks fell back one hour on Sunday 11/1/2026. The last day of Early Voting in the RiverHouse group fitness room was Saturday, October 31st. Election Day polling took place in the group fitness room on Tuesday, November 3rd from 7:00am – 7:00pm. RiverHouse Staffing hours are 11am – 5pm Tuesday – Sunday as of 11/1/2026. The RiverHouse gym will be closed on Monday, 11/9/2026, for the Aurora Access Control System installation. Technogym has placed orders to resolve issues with RiverLodge Treadmills. Wayne Automatic was out on 10/23/2026 to Inspect fire hydrants at all 3 facilities and the quarterly fire sprinkler inspection for the RiverHouse.

RiverHouse *Closed Mondays*

Clubhouse Staff Hours:

- 11am – 5pm (Tuesday - Sunday)

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:

- RiverHouse Staffing hours are now 11am – 5pm Tuesday – Sunday.
- Wayne Automatic was out on 10/23/2026 to perform the quarterly fire sprinkler and fire hydrant inspection for the RiverHouse.
- Early Voting took place in the RiverHouse group fitness room from Monday, October 19th – Saturday, October 31st.
- Election Day Polling took place in the group fitness room on Tuesday, November 3rd from 7:00am – 7:00pm.
- Commercial Fitness is awaiting parts to replace squeaking parts on treadmills for the RiverHouse Gym.

RiverClub *Closed Tuesdays*

Amenity Hours:

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

Other Updates:

- Wayne Automatic was out on 10/23/2026 to Inspect the RiverClub fire hydrants.

RiverLodge *Closed Wednesdays*

Amenity Hours (Airnasium & Fireplace):

- 10am – 8pm (Thursday - Tuesday)

Water Activity Pool/Splash Pad & Lifeguard Hours:

- The Water Activity Pool/Splash Park is closed for the season.

Lazy River, Lounge Area, & Volleyball Court Hours:

- 10am – 30 minutes before sunset

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- Technogym has also placed orders to resolve issues with both RiverLodge Treadmills.
- Wayne Automatic was out on 10/23/2026 to perform the quarterly fire sprinkler and fire hydrant inspection for the RiverLodge.

RIVERTOWN

RECDD's Café Report

Date of report: ***11/18/2026*** *Submitted by:* ***Lisa McCormick & Richard Losco***

The RiverClub Café finished the fiscal year with exceptional results, with net sales of $952,919.60 ending September 30, 2026, compared to $787,133.94 prior year, a 21% increase! Throughout the year, the Café continued to serve as a central gathering place for residents, offering exceptional food, service, and hospitality while remaining the only dining destination within walking or golf-cart distance for thousands of homes.

Strong resident support, successful special events, and consistent operational performance contributed to another year of growth and achievement. From community celebrations, music bingo, live entertainment, and everyday dining experiences, the Café played an important role in bringing neighbors together and enhancing the lifestyle that makes our community unique.

Equally important, the Café maintained a strong financial foundation, through the hard-work and diligence of the VESTA TEAM, allowing us to continue investing in its long-term success while protecting this valuable community asset.

September net sales totaled $78,458.12 compared to $69,290.85 prior year, a 13% increase. Wages as a percentage of net sales were 30.2% and Food and Beverage at 45.4% of net sales.

- Cost of Goods Sold (Food and Beverage) was @ 45.4% in the month of September, compared to 47.6% prior year.

Food & Beverage as % of Revenue:

Target	**12-Month**	**% Rate – 40%**
Optimal	**12-Month**	**% Rate – 35%**
Actual	**Sept '26**	**% Rate – 45%**

- Gross Wages as % of net sales were 30.2% in the month of September, compared to 30.1% prior year.

Gross Wages as % of Revenue:

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

As we look forward to the upcoming year, we are grateful for the continued support of our residents and optimistic about the opportunities that the new season will bring. We remain

dedicated to providing an exceptional amenity that strengthens our community and enriches the resident experience.

FLORIDA WATERWAYS INC.

Customer Service Report

Customer:	Rivertown	Date of Visit:	10/31/2026
Field Biologist:	Cameron Ganim	Weather:	76 °F High
FDACS License:	CM28894		30%

Waterway and Ditch Treatments

Site	A	AA	B	BB	C	CC	CR1	CR2	CR4	CR5	CR6	CR7	CR8	D	DD
Algae	x	x		x	x	x		x						x	x
Submersed Weeds	x								x						
Shoreline Grasses & Brush	x	x	x	x	x		x			x	x		x		
Floating Weeds														x	
Mosquito Larvicide															
Pond Dye															
Inspection															
Debris Removal												x			
Dissolved Oxygen	7	6		7	7	7		6	6					8	8

Comments: Algae and submersed weed treatments were done on multiple ponds. Shoreline grasses were treated and debris was removed from ponds that required it. We checked on multiple outfalls this month to ensure that ponds had proper flow. Pond B was harvested this month to help remove more floating eel grass.

Carp Program
- ☐ Carp Observed
- ☑ Barriers Inspected

Flow
- ☐ None
- ☑ Slight
- ☐ Visible

Water Clarity
- ☐ < 1 '
- ☑ 2-4'
- ☐ 1-2'
- ☐ >4'

Water Levels
- ☐ High
- ☑ Normal
- ☐ Low

Fish/Wildlife Observations

☑ Bass	☐ Anhinga	☐ Woodstork	☑ Turtles	☐ Other Species:
☑ Bream	☑ Cormorant	☑ Ducks	☐ Snakes	
☐ Catfish	☑ Egrets	☐ Osprey	☐ Alligator	
☑ Gambusia	☑ Herons	☐ Ibis	☑ Frogs	

Native/Beneficial Vegetation Noted

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

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

FLORIDA WATERWAYS INC.

Customer Service Report

Customer: Rivertown

Field Biologist: Cameron Ganim

FDACS License: CM28894

Date of Visit: 10/31/2026

Weather: 76 °F High 30%

Waterway and Ditch Treatments

Site	E	EE	FF	G	GG	H	HH	I	J	K	L	LL	M	MM	OO
Algae		x	x	x	x	x	x	x			x			x	
Submersed Weeds															
Shoreline Grasses & Brush	x							x			x			x	x
Floating Weeds			x												
Mosquito Larvicide															
Pond Dye															
Inspection										x					
Debris Removal					x	x		x	x			x	x		
Dissolved Oxygen		7	7	7	7	6	8	7			7			7	

Comments:

Carp Program
- ☐ Carp Observed
- ☐ Barriers Inspected

Flow
- ☐ None
- ☐ Slight
- ☐ Visible

Water Clarity
- ☐ < 1 '
- ☐ 1-2'
- ☐ 2-4'
- ☐ >4'

Water Levels
- ☐ High
- ☐ Normal
- ☐ Low

Fish/Wildlife Observations

☐ Bass	☐ Anhinga	☐ Woodstork	☐ Turtles	☐ Other Species:
☐ Bream	☐ Cormorant	☐ Ducks	☐ Snakes	
☐ Catfish	☐ Egrets	☐ Osprey	☐ Alligator	
☐ Gambusia	☐ Herons	☐ Ibis	☐ Frogs	

Native/Beneficial Vegetation Noted

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

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

FLORIDA WATERWAYS INC.

Customer Service Report

Customer: Rivertown

Field Biologist: Cameron Ganim

FDACS License: CM28894

Date of Visit: 10/31/2026

Weather: 76 °F High 30%

Waterway and Ditch Treatments

Site	Q	R	S	T	U	V	W	WW	X	XX	Y	Z			
Algae					x		x		x	x					
Submersed Weeds															
Shoreline Grasses & Brush	x	x	x	x	x	x	x	x	x						
Floating Weeds															
Mosquito Larvicide												x			
Pond Dye															
Inspection											x				
Debris Removal							x		x						
Dissolved Oxygen					7		7		8	7					

Comments:

Carp Program
- ☐ Carp Observed
- ☐ Barriers Inspected

Flow
- ☐ None
- ☐ Slight
- ☐ Visible

Water Clarity
- ☐ < 1 '
- ☐ 1-2'
- ☐ 2-4'
- ☐ >4'

Water Levels
- ☐ High
- ☐ Normal
- ☐ Low

Fish/Wildlife Observations

☐ Bass	☐ Anhinga	☐ Woodstork	☐ Turtles	☐ Other Species:
☐ Bream	☐ Cormorant	☐ Ducks	☐ Snakes	
☐ Catfish	☐ Egrets	☐ Osprey	☐ Alligator	
☐ Gambusia	☐ Herons	☐ Ibis	☐ Frogs	

Native/Beneficial Vegetation Noted

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

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

FLORIDA WATERWAYS INC.

Customer Service Report

Customer:	Rivertown	Date of Visit:	10/31/2026
Field Biologist:	Cameron Ganim	Weather:	76 °F High
FDACS License:	CM28894		30%



A



AA (2)



AA (3)



AA (4)



AA (rain)



B

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:	10/31/2026
Field Biologist:	Cameron Ganim	Weather:	76 °F High
FDACS License:	CM28894		30%



C (2)



C



CC



CR4



CR5



CR7

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:	10/31/2026
Field Biologist:	Cameron Ganim	Weather:	76 °F High
FDACS License:	CM28894		30%



D



DD (2)



DD (3)



DD



DO pond CR4



E

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:	10/31/2026
Field Biologist:	Cameron Ganim	Weather:	76 °F High
FDACS License:	CM28894		30%



EE



FF



G



H



HH



I

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:	10/31/2026
Field Biologist:	Cameron Ganim	Weather:	76 °F High
FDACS License:	CM28894		30%



J



K



L



LL



M



MM

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:	10/31/2026
Field Biologist:	Cameron Ganim	Weather:	76 °F High
FDACS License:	CM28894		30%



OO



Q



U



W (2)



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.

FLORIDA WATERWAYS INC.

Customer Service Report

Customer:	Rivertown	Date of Visit:	10/31/2026
Field Biologist:	Cameron Ganim	Weather:	76 °F High
FDACS License:	CM28894		30%



X (2)



X (3)



X



XX



Y



Z

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

ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

Rivertown CDD
Corbin deNagy
GMS Services LLC
475 W. Town Place, Suite 114
Saint Augustine, FL 32092

NAME / ID:	Deputy JR Tillett #10775			
DATE	**CAD #**	**TIME IN**	**TIME OUT**	**TOTAL HOURS**
Monday, November 9, 2026	SJSO26CAD243602	4:40 P.M.	10:40 P.M.	6

ACTIVITY / COMMENTS:

Total Contacts: 5 Citations: 0 Warnings: 5 Top speed meausred by Radar was, **43 MPH on RiverTown Main Street

Two juveniles stopped for E-Moto violations

RollKall Invoice#: 7265861

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]	SJSO26CAD244171	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

SJSO26CAD244177, SJSO26CAD244229, SJSO26CAD244282, SJSO26CAD244295, SJSO26CAD244361

2 written and 1 verbal warning for excessive speed, routine patrolled the amenity center in reference to the early voting center, and conducted foot patrol at Hallowes Cove Academy.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 7374876

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:	[redacted] #10775			
DATE	**CAD #**	**TIME IN**	**TIME OUT**	**TOTAL HOURS**
[redacted]	SJSO26CAD254899	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

Total Contacts: 7 Citations: 0 Warnings: 7

5 Traffic Stops conducted for excessive speed along Rivertown Main

Two juveniles stopped for E-bike violations

RollKall Invoice#: 7414292

ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

Rivertown CDD
Corbin deNagy
GMS Services LLC
475 W. Town Place, Suite 114
Saint Augustine, FL 32092

NAME / ID:	Corporal [redacted] # 10727			
DATE	**CAD #**	**TIME IN**	**TIME OUT**	**TOTAL HOURS**
[redacted]	SJSO26CAD251120	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

Total Contacts: 7 Citations: 0 Warnings: 7 Top speed measured by Radar was, 41 MPH on Rivertown Main St. Mutilple patrols conducted throughout neighborhood.

Stopped out with two juveniles operating E-motos. Parents were contacted and advised of future consequences if bikes were observed operating on the roadways again. Contacted several juveniles operating E-scooters without helmets on. They were educated on helmet requirements while operating E-scooters.

Observed a vehicle driving around the construction site off Anise Drive. The vehicle was not observed doing anything suspicious and the driver was advised to stay out of construction sites due to all the equipment and roadway not ready for vehicle traffic.

RollKall Invoice#: I-110126-5801

SEVENTH 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: Bark to Bliss Pawsitive Dog Training

Contact Person: Rebecca (B.J.) Buffington

Phone Number: 806-787-9808 E-Mail: bj.buffington@yahoo.com

Is the contact person a resident? ☑ Yes □ No

Event/Program Details

□ Single Event ☑ Recurring Event

Date(s): Weekly starting Tuesday, Nov 3rd thru Dec 15th at 9am, and Wednesday 5:30pm weekly on going

Proposed Location(s): Field by the Pickleball courts and Riverfront park. varying

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

Type of Event/Program: Dog training group classes

Who will participate? ☑ Residents Only ☑ General Public

Estimated Number of Participants: 8-10 dogs per class

Will you charge an admission fee? ☑ Yes; $ 175 for 6 weeks, $35 per drop in class □ No

BARKTOB-01 HYMSU1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/30/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
925 Partners Insurance 12735 Gran Bay Parkway Suite 130-B Jacksonville, FL 32258	PHONE (A/C, No, Ext): (855) 925-1200	FAX (A/C, No): (904) 685-8586
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Burlington Insurance Company	23620
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Bark To Bliss LLC
86 Whirlaway Ct
Jacksonville, FL 32259-9373

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	[ ] CLAIMS-MADE [X] OCCUR	X		630B017014	10/7/2026	10/7/2027	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ Included
	[ ] OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	[ ] ANY AUTO						BODILY INJURY (Per person)	$
	[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	[ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR						EACH OCCURRENCE	$
	[ ] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$
	[ ] DED [ ] RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						[ ] PER STATUTE [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder is included as Additional Insured when required by a written contract.

CERTIFICATE HOLDER

Rivers Edge Community Development District and its supervisors, staff, officers, and agents
c/o Governmental Management Services LLC
475 West Town Place, Suite 114
Saint Augustine, FL 32092

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Kyle Cronin

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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.

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Contact Person: Rebecca (B.J.) Buffington

Phone Number: 806-787-9808 E-Mail: bj.buffington@yahoo.com

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□ Single Event ☑ Recurring Event

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

Type of Event/Program: Dog training group classes

Who will participate? ☑ Residents Only ☑ General Public

Estimated Number of Participants: 8-10 dogs per class

Will you charge an admission fee? ☑ Yes; $ 175 for 6 weeks, $35 per drop in class □ No

EIGHTH ORDER OF BUSINESS

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AND RESTATED RULES OF PROCEDURE; AND PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge Community Development District (the "**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended (the "**Act**"), situated in St. Johns County, Florida; and

WHEREAS, the Act authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Amended and Restated Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The attached Amended and Restated Rules of Procedure are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amended and Restated Rules of Procedure shall remain in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with the Act.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of November 2026.

ATTEST:

RIVERS EDGE
COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Amended and Restated Rules of Procedure

EXHIBIT A

Amended and Restated Rules of Procedure

[Begins on following page]

RULE NO. 1.0
RULES OF PROCEDURE
RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

EFFECTIVE AS OF NOVEMBER 18, 2026

TABLE OF CONTENTS

Rule 1.0 General. 2

Rule 1.1 Board of Supervisors; Officers and Voting. 3

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination. 7

Rule 1.3 Public Meetings, Hearings, and Workshops. 10

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse 15

Rule 2.0 Rulemaking Proceedings. 16

Rule 3.0 Competitive Purchase. 22

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act. 27

Rule 3.2 Procedure Regarding Auditor Selection. 31

Rule 3.3 Purchase of Insurance. 35

Rule 3.4 Pre-qualification 37

Rule 3.5 Construction Contracts, Not Design-Build. 43

Rule 3.6 Construction Contracts, Design-Build. 47

Rule 3.7 Payment and Performance Bonds. 52

Rule 3.8 Goods, Supplies, and Materials. 53

Rule 3.9 Maintenance Services. 57

Rule 3.10 Contractual Services. 60

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9. 61

Rule 4.0 Effective Date. 64

Rule 1.0 General.

(1) The Rivers Edge Community Development District ("District") was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules ("Rules") is to describe the general operations of the District.

(2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.

(3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours, which are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.

(4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

(1) Board of Supervisors. The Board of Supervisors of the District ("Board") shall consist of five (5) members. Members of the Board ("Supervisors") appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.

(a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.

(b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.

(c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.

(d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.

(2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.

(a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District's behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("District Manager") or District Counsel, in whole or in part.

(b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.

(c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.

(f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

(g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.

(3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation. Florida Open Meetings Laws apply to such Committees.

(4) Record Book. The Board shall keep a permanent record book entitled "Record of Proceedings," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.

(5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation in the county in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and Committees serving an advisory function shall be open to the public in accordance with the provisions of Chapter 286 of the Florida Statutes.

(6) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, "voting conflict of interest" shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member's special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.

(a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The Board member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board

member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

(b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.

(c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.

(d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.3143, 190.006, 190.007, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

(1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:

(a) Agenda packages for prior twenty-four (24) months and next meeting;

(b) Official minutes of meetings, including adopted resolutions of the Board;

(c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;

(d) Adopted engineer's reports;

(e) Adopted assessment methodologies/reports;

(f) Adopted disclosure of public financing;

(g) Limited Offering Memorandum for each financing undertaken by the District;

(h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;

(i) District policies and rules;

(j) Fiscal year end audits; and

(k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

(2) Public Records. District public records include, but are not limited to, all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules

is appointed as the District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

(3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.

(4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of $0.15 per page for one-sided copies and $0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar ($1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature and volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "extensive" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars ($25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

(5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.

(6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.

(7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("Coordinator") for the District as required by the Florida Commission on Ethics ("Commission"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to their affiliation with the District ("Reporting Individual"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

(1) Notice. Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located. "General circulation" means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week, and shall satisfy the requirement to give at least seven (7) days' public notice stated herein. Each Notice shall state, as applicable:

(a) The date, time and place of the meeting, hearing or workshop;

(b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;

(c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and

(d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least three (3) business days before the meeting/hearing/workshop by contacting the District Manager at Governmental Management Services, LLC, 475 West Town Place, Suite 114 St Augustine, FL 32092; P: (904)940-5850 x409; cdenagy@gmsnf.com. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."

(e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based."

(f) The following or substantially similar language: "The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record."

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District's website at least seven (7) days before each meeting, hearing, or workshop.

(2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.

(3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any confidential and any confidential and exempt information, shall be available to the public at least seven days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval ("Meeting Materials"). Inclusion of additional materials for Board consideration other than those defined herein as "meeting materials" shall not convert such materials into Meeting Materials. For good cause, which includes but is not limited to emergency situations, time-sensitive matters, or newly discovered information essential for Board consideration, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format, or similar format, in preparing its agenda for its regular meetings:

Call to order
Roll call
Public comment
Organizational matters
Review of minutes
Specific items of old business
Specific items of new business
Staff reports
(a) District Counsel
(b) District Engineer
(c) District Manager

1. Financial Report
2. Approval of Expenditures

Supervisor's requests and comments
Public comment
Adjournment

(4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.

(5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.

(6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, including the specific reasons for the emergency meeting. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation in the District. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.

(7) Public Comment. The Board shall set aside three (3) minutes per person, unless extended or reduced by the Chairperson based on the number of speakers and meeting agenda and other reasonable factors at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.

(8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the

funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

(9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.

(10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist. Extraordinary circumstances may include, but are not limited to, illness, family emergencies, or other significant schedule conflicts which prevent in-person meeting attendance.

(11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, an opportunity for final board discussion and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.

(12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:

(a) The Board identifies on the record at the original meeting a reasonable need for a continuance;

(b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and

(c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.

(13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

(14) Security and Fire safety Board Discussions. Portions of a meeting which relate to or would reveal a security or fire safety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, *Florida Statutes*, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

(1) Internal Controls. The District shall establish and maintain internal controls designed to:

(a) Prevent and detect "fraud," "waste" and "abuse" as those terms are defined in section 11.45(1), *Florida Statutes*; and
(b) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
(c) Support economical and efficient operations; and
(d) Ensure reliability of financial records and reports; and
(e) Safeguard assets.

(2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

(1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District. A "rule" is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District ("Rule"). Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.

(2) Notice of Rule Development.

(a) Except when the intended action is the repeal of a Rule, the District shall provide notice of the development of a proposed rule by publication of a Notice of Rule Development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published at least seven (7) days before the notice of rulemaking described in Section 2.0(3), infra., and at least thirty-five (35) days prior to the public hearing on the proposed rule. The Notice of Rule Development shall indicate the subject area to be addressed by rule development, provide a short, plain explanation of the purpose and effect of the proposed rule, cite the grant of rulemaking authority for the proposed rule and law being implemented, include the proposed rule number, and include a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft, if available.

(b) All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes.

(3) Notice of Proceedings and Proposed Rules.

(a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, including: a short, plain explanation of the purpose and effect of the proposed action, the proposed rule number (if applicable), a reference to the specific rulemaking authority pursuant to which the rule is adopted, a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific, and the name, e-mail address, and telephone number of the staff member who may be contacted regarding the intended action. The notice shall include a summary of the District's statement of estimated regulatory costs and the website address where the complete statement of estimated regulatory costs may be viewed, if such a

statement has been prepared pursuant to Section 120.541(2), *Florida Statutes*, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice. The notice shall additionally include a statement that any affected person may request a public hearing by submitting a written request within twenty-one (21) days after the date of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a reference to both the date on which and the place where the Notice of Rule Development required by section (2) of this Rule appeared.

(b) The notice shall be published in a newspaper of general circulation in the District and each county in which the District is located not less than twenty-eight (28) days prior to the intended action. The proposed rule and any material proposed to be incorporated by reference shall be available for inspection and copying by the public at the time of the publication of notice.

(c) The notice shall be mailed, delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend, or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing.

(4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the Chairperson must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.

(5) Petitions to Initiate Rulemaking. All Petitions to Initiate Rulemaking proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. Not later than thirty (30) calendar days following the date of filing a petition, the Board shall initiate rulemaking proceedings or deny the petition with a written statement of its reasons for the denial. If the petition is directed to an existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and to consider whether the public interest is served adequately by the application of the policy on a case-by-case basis, as contrasted with its formal adoption as a rule. However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.

(6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:

(a) The text of the proposed rule, or any amendment or repeal of any existing rules;

(b) A detailed written statement of the facts and circumstances justifying the proposed rule;

(c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and

(d) The published notice.

(7) Hearing. The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the notice described in section (3) of this Rule, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

(8) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that it is necessitated by immediate danger to the public health, safety, or welfare which requires immediate action, or if the Legislature authorizes the Board to adopt emergency rules. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of the emergency rules together with the Board's findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority shall be published as soon as possible in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule provided that such procedure protects the public interest and complies with applicable law and these provisions.

(9) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may

be published in a newspaper of general circulation in the county in which the District is located.

(10) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record. The record shall include, if applicable:

(a) The texts of the proposed rule and the adopted rule;

(b) All notices given for a proposed rule;

(c) Any statement of estimated regulatory costs for the rule;

(d) A written summary of hearings, if any, on the proposed rule;

(e) All written comments received by the District and responses to those written comments; and

(f) All notices and findings pertaining to an emergency rule.

(11) Petitions to Challenge Existing Rules.

(a) Any person substantially affected by a rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.

(b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a rule is substantially affected by it.

(c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other qualified person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.

(d) Within thirty (30) days after the hearing, the hearing officer shall render a decision and state the reasons therefor in writing.

(e) Hearings held under this section shall be de novo in nature. The petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. The hearing officer may:

(i) Administer oaths and affirmations;

(ii) Rule upon offers of proof and receive relevant evidence;

(iii) Regulate the course of the hearing, including any pre-hearing matters;

(iv) Enter orders; and

(v) Make or receive offers of settlement, stipulation, and adjustment.

(f) The petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

(12) Variances and Waivers. A "variance" means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A "waiver" means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:

(a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "substantial hardship" means a demonstrated economic, technological, legal, safety-related, or other significant type of hardship to the person requesting the variance or waiver. For purposes of this section, "principles of fairness" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.

(b) A person who is subject to regulation by a District Rule may file a petition with the District, requesting a variance or waiver from the District's Rule. Each petition shall specify:

(i) The rule from which a variance or waiver is requested;

(ii) The type of action requested;

(iii) The specific facts that would justify a waiver or variance for the petitioner; and

(iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.

(c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by Rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.

(d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action.

(13) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.
Law Implemented: §§ 120.54, 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

(1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.

(3) Definitions.

(a) "Competitive Solicitation" means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.

(b) "Continuing Contract" means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars ($2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars ($200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.

(c) "Contractual Service" means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.

(d) "Design-Build Contract" means a single contract with a Design-Build Firm for the design and construction of a public construction project.

(e) "Design-Build Firm" means a partnership, corporation or other legal entity that:

(i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or

(ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.

(f) "Design Criteria Package" means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District's Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.

(g) "Design Criteria Professional" means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.

(h) "Emergency Purchase" means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

(i) "Invitation to Bid" is a written or electronically posted solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.

(j) "Invitation to Negotiate" means a written or electronically posted solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.

(k) "Negotiate" means to conduct legitimate, arm's length discussions and conferences to reach an agreement on a term or price.

(l) "Professional Services" means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.

(m) "Proposal (or Reply or Response) Most Advantageous to the District" means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:

(i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;

(ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and

(iii) For a cost to the District deemed by the Board to be reasonable.

(n) "Purchase" means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.

(o) "Request for Proposals" or "RFP" is a written or electronically posted solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

(p) "Responsive and Responsible Bidder" means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. "Responsive and Responsible Vendor" means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:

(i) The ability and adequacy of the professional personnel employed by the entity/individual;

(ii) The past performance of the entity/individual for the District and in other professional employment;

(iii) The willingness of the entity/individual to meet time and budget requirements;

(iv) The geographic location of the entity's/individual's headquarters or office in relation to the project;

(v) The recent, current, and projected workloads of the entity/individual;

(vi) The volume of work previously awarded to the entity/individual, provided that for a public works project as defined in Section 255.0992, *Florida Statutes*, the District may not penalize a bidder for performing a larger volume of construction work for the District or reward a bidder for performing a smaller volume of construction work for the District;

(vii) Whether the cost components of the bid or proposal are appropriately balanced; and

(viii) Whether the entity/individual is a certified minority business enterprise as defined in Section 287.0943, *Florida Statutes*.

(q) "Responsive Bid," "Responsive Proposal," "Responsive Reply," and "Responsive Response" all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0992, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

(1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "Project" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

(2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:

(a) Hold all required applicable state professional licenses in good standing;

(b) Hold all required applicable federal licenses in good standing, if any;

(c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and

(d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

(3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has the right to reject any and all

qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

(a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:

(i) The ability and adequacy of the professional personnel employed by each consultant;

(ii) Whether a consultant is a certified minority business enterprise;

(iii) Each consultant's past performance;

(iv) The willingness of each consultant to meet time and budget requirements;

(v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;

(vi) The recent, current, and projected workloads of each consultant; and

(vii) The volume of work previously awarded to each consultant by the District.

(b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.

(c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all consultants

by United States Mail, hand delivery, electronic mail, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

(a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.

(b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."

(c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.

(d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.

(8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

(1) Definitions.

(a) "Auditing Services" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

(b) "Committee" means the auditor selection committee appointed by the Board as described in section (2) of this Rule.

(2) Establishment of Auditor Selection Committee. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee ("Committee"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

(3) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

(a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and

(iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

(b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:

(i) Ability of personnel;

(ii) Experience;

(iii) Ability to furnish the required services; and

(iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

(4) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (3) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation in the District and the county in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.

(5) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals ("RFP"). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and

place for submitting proposals.

(6) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed at least seven (7) days in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (3)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.

(7) Board Selection of Auditor.

(a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.

(c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.

(d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

(8) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:

(a) A provision specifying the services to be provided and fees or other compensation for such services;

(b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;

(c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;

(d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.

(e) Provisions required by law that require the auditor to comply with public records laws.

(9) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by United States Mail, hand delivery, electronic mail, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

(1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.

(2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:

(a) The Board shall cause to be prepared a Notice of Invitation to Bid.

(b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least fourteen (14) days for submittal of bids.

(c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.

(d) Bids shall be opened at the time and place noted in the Invitation to Bid.

(e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.

(f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.

(g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, relevant business presence and capability to service the District's needs, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be

awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

(h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

(1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:

(a) The Board shall cause to be prepared a Request for Qualifications.

(b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed prequalification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.

(c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars ($250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars ($250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars ($500,000).

(d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.

(e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

(g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.

(h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.

(i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.

(j) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, or overnight delivery service. The notice shall

include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(3) Suspension, Revocation, or Denial of Qualification

(a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:

i. One of the circumstances specified under Section 337.16(2), *Florida Statutes*, has occurred.

ii. Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.

iii. The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.

iv. The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.

v. The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

vi. The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.

vii. The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status

shall remain suspended, revoked, or denied until the documents are furnished.

viii. The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.

ix. The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.

x. The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.

xi. An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.

xii. The vendor or affiliate(s) has been convicted of a contract crime.

1. The term "contract crime" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.

2. The term "convicted" or "conviction" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

xiii. Any other circumstance constituting "good cause" under Section 337.16(2), *Florida Statutes*, exists.

(b) The pre-qualified status of a contractor found delinquent under Section 337.16(1), *Florida Statutes*, shall be denied, suspended, or revoked. A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.

(c) The District shall inform the vendor in writing of its intent to deny, suspend, or

revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within ten (10) days after the receipt of the notice of intent, the hearing shall be held within thirty (30) days after receipt by the District of the request for the hearing. The decision shall be issued in writing within fifteen (15) business days after the hearing.

(d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.

(e) If a contractor's pre-qualified status is revoked, suspended, or denied and the contractor receives an additional period of revocation, suspension, or denial of its pre-qualified status, the time periods will run consecutively.

(f) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

i. Impacts on project schedule, cost, or quality of work;

ii. Unsafe conditions allowed to exist;

iii. Complaints from the public;

iv. Delay or interference with the bidding process;

v. The potential for repetition;

vi. Integrity of the public contracting process;

vii. Effect on the health, safety, and welfare of the public.

(g) The District shall deny or revoke the pre-qualified status of any contractor and its affiliates for a period of 36 months when it is determined by the District that the contractor has, subsequent to January 1, 1978, been convicted of a contract crime within the jurisdiction of any state or federal court. Any such contractor shall not act as a prime contractor, material supplier, subcontractor, or consultant on any District contract or project during the period of denial or revocation.

(4) <u>Reapplication and Reinstatement</u>

(a) A contractor whose qualification to bid has been revoked or denied because of contract crime may, at any time after revocation or denial, file a petition for

reapplication or reinstatement. However, a contractor may not petition for reapplication or reinstatement for a period of 24 months after revocation or denial for a subsequent conviction occurring within 10 years of a previous denial or revocation for contract crime.

(b) If the petition for reapplication or reinstatement is denied, the contractor cannot petition for a subsequent hearing for a period of nine months following the date of the final order of revocation or denial.

(c) If the petition for reapplication or reinstatement is granted, the contractor must file a current Application for Qualification with the Contracts Administration Office. Reinstatement shall not be effective until issuance of a Certificate of Qualification.

(5) Emergency Suspension and Revocation

(a) The District may summarily issue an emergency suspension of a contractor's qualification to bid if it finds that imminent danger exists to the public health, safety, or welfare.

(b) The written notice of emergency suspension shall state the specific facts and reasons for finding an imminent danger to the public health, safety, or welfare exists.

(c) The District, within 10 days of the emergency suspension, shall initiate formal suspension or revocation proceedings in compliance with Rule 3.4(3), except the 10-day notice requirement shall not be construed to prevent a hearing at the earliest time practicable upon request of the aggrieved party.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.; §§ 14-22.012, 14-22.0121, 14-22.014, Fla. Admin. Code.

Rule 3.5 Construction Contracts, Not Design-Build.

(1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation in the District and in the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by United States Mail, electronic mail, hand delivery, or overnight delivery service.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of competent jurisdiction of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past five (5) years shall be deemed ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and these Rules. Minor variations in the bids,

proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board, provided such corrections do not result in a material change to the bid amount or create an unfair advantage. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.

(i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all contractors by United States Mail, electronic mail, hand delivery, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the

bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.

(3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules only when there exists an immediate and serious need for construction services that cannot be met through normal procurement methods and the lack of such services would seriously threaten: (i) the District's ability to perform essential services; (ii) the preservation or protection of property or improvements; or (iii) the health, safety, or welfare of any person. The fact that an Emergency Purchase has occurred or is necessary, along with a detailed description of the basis for the emergency determination, shall be noted in the minutes of the next Board Meeting.

(6) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board

that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

(1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:

(2) Procedure.

(a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.

(b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.

(c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.

(i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.

(ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards

and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.

2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:

    a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;

    b. Hold all required applicable federal licenses in good standing, if any;

    c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;

    d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past five (5) years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.

5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.

6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.

7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all consultants by United States Mail, hand delivery, electronic mail, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.

9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.

10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.

(3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.

(5) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

(1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

(2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of $200,000, the Board should require that the contractor, before commencing the work, execute and record a payment and performance bond in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

(3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding $200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

(1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of "goods, supplies, and materials" do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five percent (5%). If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

(3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.

(4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.

(5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

(1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, , or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.

(3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.

(5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.
Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

(1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

(2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

(a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

(b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

(c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3,

3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

(d) The District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours, which are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.

(2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.

(3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via certified mail, hand delivery, or email with delivery confirmation to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.

(4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other qualified person as a hearing officer to conduct the hearing. The hearing officer may:

(a) Administer oaths and affirmations;

(b) Rule upon offers of proof and receive relevant evidence;

(c) Regulate the course of the hearing, including any pre-hearing matters;

(d) Enter orders; and

(e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) calendar days from receipt of the recommended order in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

(5) Intervenors. Other substantially affected persons may join the proceedings as intervenors by filing a motion to intervene within 10 calendar days of the initial protest filing, on terms that shall not unduly delay the proceedings.

(6) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.

(7) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective November 18, 2026 except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

NINTH ORDER OF BUSINESS

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; PROVIDING FOR WEBSITE POSTING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge Community Development District (the "**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors (the "**Board**") previously adopted the District's budget (the "**Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

WHEREAS, the District Manager has prepared an amended budget to reflect changes in the actual appropriations of the Budget (the "**Amended Budget**"); and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and the resolution adopting the Budget (the "**Adoption Resolution**"), authorize the Board to amend the Budget within sixty (60) days following the end of Fiscal Year 2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed Amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and approves certain amendments to the Amended Budget, as shown in Section 2 below.

b. The Amended Budget, attached as Exhibit A and incorporated by reference, as amended by the Board (the "**Adopted Annual Budget**"), is adopted in accordance with Sections 190.008(2)(a) and 189.016(6)(c), *Florida Statutes*; provided, however, that the comparative figures contained in the **Adopted Annual Budget** may be further revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2026.

c. The Adopted Annual Budget will be maintained in the office of the District Manager and the District's Records Office and identified as "The Adopted Budget for the Rivers Edge Community Development District for the Fiscal Year Ending

September 30, 2026, as further amended and adopted by the Board of Supervisors effective November 18, 2026."

SECTION 2. APPROPRIATIONS. There is appropriated out of the revenues of the District, for Fiscal Year 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during Fiscal Year 2026, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$3,284,705
DEBT SERVICE FUND (SERIES 2016)	$1,071,951
DEBT SERVICE FUND (SERIES 2018)	$678,667
DEBT SERVICE FUND (SERIES 2018 A1&A2)	$559,341
CAPITAL RESERVE FUND	$176,440
TOTAL ALL FUNDS	$5,771,104

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, the Adoption Resolution, which remains in full force and effect except as otherwise provided in this Resolution. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth in this Resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution does not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. WEBSITE POSTING. In accordance with Section 189.016(7), *Florida Statutes*, the District Manager must post the Adopted Annual Budget on the District's official website within five (5) days after adoption of this Resolution, and the Adopted Annual Budget must remain on the website for at least two (2) years.

SECTION 6. EFFECTIVE DATE. This Resolution takes effect upon adoption.

PASSED AND ADOPTED this 18th day of November 2026.

ATTEST:

_____
Secretary/Assistant Secretary

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

_____
Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2026 Budget

Exhibit A
Amended Fiscal Year 2026 Budget

[See following page]

Rivers Edge
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Revenues				
Special Assessments - Tax Roll	$ 2,748,249	$ 16,424	$ 2,764,673	$ 2,764,673
Misc Income/Interest	28,000	15,492	43,492	43,492
Rental Revenue	20,000	9,161	29,161	29,161
Cost Share Landscaping Rivers Edge II	313,604	-	313,604	313,604
Cost Share Amenity Rivers Edge II	2,365	-	2,365	2,365
Cost Share Amenity Rivers Edge III	109,345	-	109,345	109,345
Community Garden	1,500	225	1,725	1,725
Tennis Revenue	1,000	(1,000)	-	-
Special Events	20,000	339	20,339	20,339
Total Revenues	**$ 3,244,063**	**$ 40,642**	**$ 3,284,705**	**$ 3,284,705**
Expenditures				
General & Administrative:				
Supervisor Fees	$ 12,000	$ -	$ 12,000	$ 10,200
FICA Expense	918	-	918	780
District Engineer	25,000	-	25,000	11,087
District Counsel	60,000	-	60,000	51,841
District Management	56,040	-	56,040	56,040
Assessment Roll Administration	5,899	-	5,899	5,899
Dissemination Agent	7,197	1,100	8,297	8,297
Information Technology	3,407	-	3,407	3,407
Website Maintenance	1,755	-	1,755	1,755
Annual Audit	5,300	700	6,000	6,000
Trustee Fees	12,500	1,176	13,676	13,676
Arbitrage	1,800	-	1,800	1,800
Telephone	500	-	500	215
Postage	2,500	532	3,032	3,032
Printing & Binding	2,000	-	2,000	1,907
Insurance	12,165	-	12,165	10,918
Legal Advertising	2,500	-	2,500	2,163
Other Current Charges	200	837	1,037	1,037
Office Supplies	50	-	50	13
Dues, Licenses & Subscriptions	175	-	175	175
Total General & Administrative	**$ 211,905**	**$ 4,346**	**$ 216,251**	**$ 190,243**
Operations & Maintenance				
Grounds Maintenance				
Field Operations Management (Vesta)	$ 41,230	$ -	$ 41,230	$ 41,230
Landscape Maintenance	1,099,201	-	1,099,201	1,099,197
Landscape Contingency	107,000	166,346	273,346	273,346
Irrigation Repairs and Maintenance	65,000	74,011	139,011	139,011
Lake Maintenance	62,000	16,410	78,410	78,410
Irrigation Water Use	260,000	30,141	290,141	290,141
Electric	208,300	37,207	245,507	245,507
Street Lighting & Signage Repairs and Replacements	45,000	37,382	82,382	82,382
Street and Drainage Maintenance	5,000	-	5,000	580
Repairs and Maintenance	50,000	48,025	98,025	98,025
Total Grounds Maintenance	**$ 1,942,731**	**$ 409,522**	**$ 2,352,253**	**$ 2,347,829**

Rivers Edge
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Amenity Center - River House				
General Manager (Vesta)	$ 48,911	$ 1,706	$ 50,617	$ 50,617
Amenity Manager (Vesta)	59,064	-	59,064	59,064
Maintenance Service (Vesta)	109,188	-	109,188	109,188
Lifestyle Director (Vesta)	45,342	-	45,342	45,342
Lifeguards (Vesta)	47,256	5,891	53,147	53,147
Guest Services (Vesta)	53,228	-	53,228	53,228
Security Monitoring	2,400	1,514	3,914	3,914
Security Guards	103,840	7,342	111,181	111,181
Telephone & Internet	25,000	-	25,000	12,477
Insurance	109,782	-	109,782	104,738
Fitness Equipment Lease	27,921	-	27,921	27,921
Janitorial Services & Supplies (Vesta)	34,748	-	34,748	34,748
Pressure Washing	5,000	-	5,000	350
Pool Chemicals (Poolsure)	26,095	-	26,095	21,994
Natural Gas	590	156	746	746
Electric	39,720	-	39,720	33,751
Water & Sewer	50,000	5,172	55,173	55,173
Repairs & Replacements	99,043	43,561	142,604	142,604
Refuse	60,800	-	60,800	25,474
Pest Control	11,000	-	11,000	7,860
Fire Alarm System Maintenance	2,000	9,732	11,732	11,732
Access Cards	6,500	-	6,500	3,950
Licenses & Permits	1,800	-	1,800	1,330
Other Current Charges	8,000	-	8,000	813
Special Events	50,000	-	50,000	43,004
Holiday Decorations	30,000	-	30,000	26,796
Office Supplies & Postage	3,500	565	4,065	4,065
Community Garden	500	-	500	-
Total Amenity Center	**$ 1,061,228**	**$ 75,640**	**$ 1,136,867**	**$ 1,045,208**
Reserves				
General Reserve - Grounds Maintenance	$ 75,000	$ -	$ 75,000	$ 75,000
General Reserve - Amenity Center	75,000	-	75,000	75,000
Total Reserves	**$ 150,000**	**$ -**	**$ 150,000**	**$ 150,000**
Total Expenditures	**$ 3,365,863**	**$ 489,507**	**$ 3,855,371**	**$ 3,733,280**
Excess Revenues (Expenditures)	$ (121,800)	$ (448,866)	$ (570,666)	$ (448,575)
NET CHANGE IN FUND BALANCE	**$ (121,800)**	**$ (448,866)**	**$ (570,666)**	**$ (448,575)**
Fund Balance - Beginning	$ 121,800	$ 448,866	$ 570,666	$ 702,308
Fund Balance - Ending	$ -	$ -	$ -	$ 253,732

Rivers Edge
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
Capital Reserve Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Revenues				
Interest	$ 10,000	$ 16,440	$ 26,440	$ 26,440
General Reserve - Grounds Maintenance	75,000	-	75,000	75,000
General Reserve - Amenity Center	75,000	-	75,000	75,000
Total Revenues	**$ 160,000**	**$ 16,440**	**$ 176,440**	**$ 176,440**
Expenditures				
RiverHouse Access Control System (C/S)*	$ 5,325	$ 2,024	$ 7,349	$ 7,349
RiverHouse Painting (C/S)*	32,191	2,948	35,139	35,139
RiverHouse Furniture (C/S)*	28,400	(3,833)	24,567	24,567
RiverHouse A/C Unit Replacement (C/S)	39,050	(39,050)	-	-
RiverHouse Tennis Court Fencing (C/S)*	28,400	(1,083)	27,317	27,317
RiverHouse Pool Pump Sand Filtration (C/S)	44,375	(44,375)	-	-
Permanent Holiday Lighting (C/S)	27,690	(27,690)	-	-
Playground Equipment (C/S)	7,100	(7,100)	-	-
Pocket Parks Equipment Repair/Replacement (C/S)	15,744	(15,744)	-	-
Maintenance Golf Cart (C/S)	3,550	(3,550)	-	-
Maintenance Work Truck (C/S)	23,075	(806)	22,269	22,269
Repairs and Replacements*	10,000	173,664	183,664	183,664
Capital Outlay - Pool Repairs (Crown Pools)*	-	16,503	16,503	16,503
Other Current Charges	1,000	(845)	155	155
Total Expenditures	**$ 265,900**	**$ 51,063**	**$ 316,963**	**$ 316,963**
Excess Revenues (Expenditures)	$ (105,900)	$ (34,623)	$ (140,523)	$ (140,523)
NET CHANGE IN FUND BALANCE	**$ (105,900)**	**$ (34,623)**	**$ (140,523)**	**$ (140,523)**
Fund Balance - Beginning	$ 1,357,361	$ (95,898)	$ 1,261,463	$ 1,261,463
Fund Balance - Ending	$ 1,251,461	$ (130,521)	$ 1,120,940	$ 1,120,940

TENTH ORDER OF BUSINESS

RESOLUTION 2027-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES, RATES, FEES AND CHARGES OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors ("**Board**") finds that it is in the best interests of the District to adopt by resolution the rules, rates, fees, and charges of the District set forth in **Exhibit A** and **Exhibit B**, for immediate use and application; and

WHEREAS, the Board further finds that the adoption and imposition of the rates, charges and fees is necessary in order to provide for the expenses associated with operating and maintaining the District's recreational improvements, and is in the best interests of the District; and

WHEREAS, the Board finds that the fee structure outlined in **Exhibit A** ("**Revised Fee Schedule**") is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including holding the requisite public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The attached Revised Fee Schedule and revised access policies are hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Revised Fee Schedule shall stay in full force and effect until such time as it is otherwise amended by the Board.

SECTION 2. The fees in **Exhibit A** are just and equitable and have been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[Continues on following page]

PASSED AND ADOPTED this 18th day of November 2026.

ATTEST:

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Revised Fee Schedule
Exhibit B: Revised Access Policies

Exhibit A
Revised Fee Schedule

Rate	Current	New
Annual Non-Resident User Fee	$4,000	No Change
Replacement Facility Access Cards	$25	No Change
Additional Guest passes	$50 for 12 passes	
Annual Club Fee (includes registration and up to one free rental a week, subject to availability)	$150 *Clubs with fewer than 15 participants per month will be exempt from the Annual Club Fee.*	No Change
Facility Rentals		
Rental Deposit (all rentals)	$250	**$500**
Hourly Event Staffing	$20-$40/hr, per attendant	No Change
River House (Inside + Lawn) – HALF DAY	$150	**$300**
River House (Inside + Lawn) – FULL DAY	N/A	**$1,000**
Palm Court and Cabana (adjacent to River House)	$100	**Not available as a rental. Combined with River House.**
Soccer Field	Half Field: $50 Whole Field: $100	No Change
Pool Cabana (available only when Amenity Center Staff is on duty)	$100	No Change
Group Fitness Room	$50	No Change
Community Garden		
Standard Plot	$50-200/year	No Change (currently set at $75)
Small Plot	$50-200/year	No Change (currently set at $125)
Easement Variance Requests		
Initial Application Fee	$250	No Change
Additional Fee if approved	$150	No Change

Exhibit B
Revised Access Policies

[See following page]

USER FEE STRUCTURE

(1) ***Annual User Fee.*** The annual user fee for persons not owning property within the Rivers Edge Community Development District ("District") District, the Rivers Edge II Community Development District, or the Rivers Edge III Community Development District is **$4000.00.**

(2) ***Access Cards.*** A maximum of three Facility Access Cards will be issued to each Patron Household. There is a **$25.00** charge to replace lost or stolen cards.

~~(3) Each Patron Household is issued twelve (12) Guest passes annually for no charge. Privileges included with a guest pass include the use of the Amenities in accordance with these policies. There is no charge for children 3 years old and under brought as Guests, and they do not count against guest passes. Once the passes are used, one additional twelve (12) Guest pass may be purchased, pursuant to these policies for $50. Except as otherwise provided for herein, each Patron Household may bring a maximum of four (4) Guests to the Amenities at any one visit, provided however that Guests must be accompanied by a Patron who is at least eighteen years of age when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place a four Guest limitation per visit on the total number of Guests that a Patron may bring on behalf of that Patron's particular Household – e.g., a Patron Household consisting of four people cannot bring up to four Guests each for a total of sixteen Guests, but instead can only bring a total of four Guests per visit on behalf of the entire Household. Guests shall be subject to all Rules as the Board may adopt from time to time. To better manage use of the facilities, the District Operations Manager in his or her discretion may require Patrons and Guests to "sign in" prior to accessing the Amenities and/or to wear District-issued bracelets or other identification at the Amenities in order to better identify authorized users of the Amenities.~~

Commented [LG1]: Moved to next section. Otherwise unchanged.

(~~4~~3) ***Single Patron Guest Pass Policy***. If there is a Single Patron, defined as a single person that owns real property within the District and does not have a second individual residing with said single person, then one of the three Facility Access Cards provided to each Household as provided for in the District's Policies Regarding District Amenity Facilities ("Policies") may be issued to such Single Patron for use as a yearly single person "Guest Pass."

1. A Guest Pass Affidavit must be signed by the Patron upon issuance of the Guest Pass, certifying said Patron meets the definition of Single Patron.
2. The Guest Pass may only be used by an individual age 18 years or older.
3. The Guest Pass user must be accompanied by the Single Patron at all times.
4. Each Guest Pass user is explicitly subject to the Policies.
5. The Guest Pass will not count towards the guest pass allowance provided for in the Policies.

(4) ***Guests.*** All Guests must be accompanied by a Patron (as defined below) at all times. Guest usage shall be governed by the provisions set forth under "Access" below.

ACCESS

Only Patrons and Guests have the right to use the Amenities, provided however that community programming events (described later) may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements.

1. ***Residents.*** A Resident, by paying the annual assessment applicable to Residents, is provided the right to use the Amenities. Such payment must be made in accordance with the District's annual assessment collection resolution and typically will be included on the Resident's property tax bill. Payment of this assessment entitles the Resident to use the Amenities for one full fiscal year of the District, which year begins October 1 and ends September 30. Patrons of Rivers Edge II Community Development District and Rivers Edge III Community Development District shall have the same privileges as District Residents.

2. ***Non-Residents.*** A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application.

3. ***Renter's Privileges.*** Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities.

   (1) A Renter who is designated as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident. A Renter will be required to provide proof of residency (minimum 12-month lease agreement, and complete a landlord-tenant agreement form) and pay any applicable fee before he or she receives an Access Card.

   (2) During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.

   (3) Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.

   (4) Renters shall be subject to all Amenities Rules as the Board may adopt from time to time.

4. ***Guests.*** Each Patron Household is issued twelve (12) Guest passes annually for no

Commented [LG2]: This language (introductory paragraph and sections 1, 2, and 3) has been added to match RE2 and RE3 policies.

charge. Privileges included with a guest pass include the use of the Amenities in accordance with these policies. There is no charge for children 3-years-old and under brought as Guests, and they do not count against guest passes. Once the passes are used, one additional twelve (12) Guest pass may be purchased, pursuant to these policies for **$50.** Except as otherwise provided for herein, each Patron Household may bring a maximum of four (4) Guests to the Amenities at any one visit, provided however that Guests must be accompanied by a Patron who is at least eighteen years of age when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place a four (4) Guest limitation per visit on the total number of Guests that a Patron may bring on behalf of that Patron's particular Household – e.g., a Patron Household consisting of four (4) people cannot bring up to four (4) Guests each for a total of sixteen (16) Guests, but instead can only bring a total of four (4) Guests per visit on behalf of the entire Household. Guests shall be subject to all Rules as the Board may adopt from time to time. To better manage use of the facilities, the District Operations Manager in his or her discretion may require Patrons and Guests to "sign-in" prior to accessing the Amenities and/or to wear District-issued bracelets or other identification at the Amenities in order to better identify authorized users of the Amenities.

5. ~~*(5) Caregivers Policy.*~~ ***Registration / Disclaimer.*** In order to use the Amenities, each Patron and all members of a Patron's Household shall register with the District at the Amenity Offices by executing a New Patron/Guest Information Form, and by executing the Consent and Waiver Agreement, copies of which are attached hereto. Additionally, each Patron is responsible for ensuring that each of the Patron's Guests executes a Consent and Waiver Agreement prior to using the Amenities. **All persons using the Amenities do so at their own risk and agree to abide by the rules and policies for the use of the Amenities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their Guests.**

Commented [LG3]: Sections 4 and 5 were moved from other sections but are otherwise unchanged.

6. ***Access Cards.*** All Patron Households will be issued up to three (3) Access Cards. Access Cards will give Patrons entry to the District's Amenities during the regular operating hours of the Amenities.

Each Patron Household will receive one Access Card upon registration with the District. Each Patron Household may obtain up to two (2) additional Access Cards for any member of a Patron's Household who is sixteen (16) years of age or older. Caregivers may obtain an Access Card in accordance with the Caregivers Policy herein.

Patrons must present their access cards upon entering the River House. This Access

Card system protects you and the Amenities from non-Patron entry. Unless otherwise stated herein, under no circumstance should a Patron provide their Access Card to a non-Patron to allow a non-Patron to use the Amenities.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenities Rules. All lost or stolen cards need to be reported immediately to the District. Fees apply to replace any lost or stolen cards.

Commented [LG4]: Section 6 has been added to match RE2 and RE3 Policies.

CAREGIVERS POLICY

The District allows caregivers to accompany minors or infirm Patrons using the Amenities, provided that the following requirements are met:

1. The caregiver, who is considered a Guest for purposes of the Amenities Rules, does not count toward the limitations on the number of Guests set forth above.

2. The caregiver must be eighteen (18) years of age or older and must accompany a Patron or a member of the Patron's Household who is otherwise authorized to use the Amenities.

3. The Patron employing the caregiver must make a written request to authorize the caregiver to accompany the Patron's Household member requiring care.

4. The Patron employing the caregiver is responsible for any violations, damage, etc. caused by the caregiver.

5. The caregiver will use an Access Card with limited access in order to access the Amenities and must execute a Consent and Waiver Agreement.

6. The caregiver's use of the Amenities will expire after one year, but may be renewed annually by request of the Patron.

~~*(6) Registration / Disclaimer.* In order to use the Amenities, each Patron and all members of a Patron's Household shall register with the District at the Amenity Offices by executing a New Patron/Guest Information Form, and by executing the Consent and Waiver Agreement, copies of which are attached hereto. Additionally, each Patron is responsible for ensuring that each of the Patron's Guests executes a Consent and Waiver Agreement prior to using the Amenities.~~ **All persons using the Amenities do so at their own risk and agree to abide by the rules and policies for the use of the Amenities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their Guests.**

~~*(6) All Guests must be accompanied by a Patron (as defined below) at all times.*~~

ELEVENTH 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: RiverFront Park Pier Repair

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:

Riverfront Park Pier Repair to Main Pier and North & South Marine Structures

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: _____

RIVERTOWN

Request for Funds

Date of request: ***11/18/2026*** *Submitted by:* ***Richard Losco***

Main Riverfront Park Pier & North/South Marine Structures:

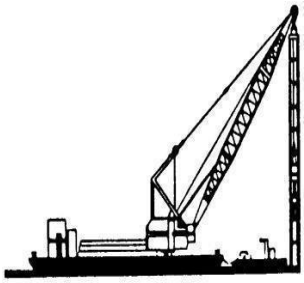
Select repairs to the existing Main Pier and North & South Marine Structures per Fortress Engineering Group LLC, River Town Community - Main Marine Structural Report. Work includes marine access and staging, demolition, structural bracing and connectors, piling rehabilitation, railings, and proposed additional pile-supported cantilever reconstruction. Replacement of handrail boards.

Vendor	Warranty	Job Scope	Cost
B & W Construction	N/A	Same as above	$168,842.30
Barefoot Marine	N/A	Same as above	$205,425.00

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

Vesta

DOCK & DECK REPAIR PROPOSAL



4611 Lakeside Dr Jacksonville, FL 32210 www.bwmarineconstruction.com (904)387-4814
Docks – Decks – Bulkheads – Boathouse – Pile Driving – Bridges
B&W Marine Construction of the SE, Inc.
CRC 132 8897

Draft Date: September, 8th 2026
Revision (1): November 9th, 2026

Drafted for:
River Town Community
℅ Kevin McKendree
Phone: 904-679-5523
Email: kmckendree@vestapropertyservices.com

Site Address:
100 Riverfront Tr.
Saint Johns, FL 32259

PROJECT:
MAIN MARINE REPAIR(S) / NORTH MARINE REPAIR(S) / SOUTH MARINE REPAIR(S)

GENERAL OVERVIEW

Perform general repairs to structure(s) in accordance with the Fortress Engineering Group assessment(s). See attached report(s).

SCOPE OF WORK #1:
MAIN MARINE REPAIR(S)

PREPARATION AND STAGING

1. Prepare the permit package and arrange an onsite walkthrough with Team Leader and Client.
2. Install Permit box (with scope of work packet), setup jobsite camera, Deliver Port-a-Potty, work trailer and/or barge, and begin site preparation.
3. Prepare jobsite/work areas for heavy equipment, material(s) access, material(s) delivery and project staging.

DEMOLITION PHASE

4. Demo existing deteriorated cross-bracing and / or angled bracing for the cantilevered terminal platform decking. Temporarily brace / support cantilevered decking.
5. Remove all handrail and top rail boards (2" x 6").
6. All demo materials will be properly disposed of by onsite dumpster or hauled away to off-site dumpsters.

CONSTRUCTION PHASE

7. Install new 5/4" x 6" WearDeck composite decking as a top rail and hand rail (color: TBD).
8. Install new angle bracing to support cantilevered decking on the terminal platform.
9. Remove and replace all lags and / or bolts securing caps to pilings with new stainless-steel hardware.
10. Remove (if in place) hurricane clips and install new stainless steel hurricane clips.
11. Clean and scrape pilings and install new vinyl piling wrap.
12. Install Snap Jacket system where required because of piling deterioration.
13. Install new cross-bracing on pilings (replacing removed cross-bracing).

SCOPE OF WORK #2:
SOUTH MARINE REPAIR(S)

PREPARATION AND STAGING

14. Prepare the permit package and arrange an onsite walkthrough with Team Leader and Client.
15. Install Permit box (with scope of work packet), setup jobsite camera, Deliver Port-a-Potty, work trailer and/or barge, and begin site preparation.
16. Prepare jobsite/work areas for heavy equipment, material(s) access, material(s) delivery and project staging.

DEMOLITION PHASE

17. Demo existing deteriorated cross-bracing on pilings
18. Remove all handrail and top rail boards (2" x 6").
19. All demo materials will be properly disposed of by onsite dumpster or hauled away to off-site dumpsters.

CONSTRUCTION PHASE

20. Install new 5/4" x 6" WearDeck composite decking as a top rail and hand rail (color: TBD).
21. Remove and replace all lags and / or bolts securing caps to pilings with new stainless-steel hardware.
22. Remove (if in place) hurricane clips and install new stainless steel hurricane clips.
23. Clean and scrape pilings and install new vinyl piling wrap.
24. Install Snap Jacket system where required because of piling deterioration.
25. Install new cross-bracing on pilings (replacing removed cross-bracing).

SCOPE OF WORK #3:
NORTH MARINE REPAIR(S)

PREPARATION AND STAGING

26. Prepare the permit package and arrange an onsite walkthrough with Team Leader and Client.
27. Install Permit box (with scope of work packet), setup jobsite camera, Deliver Port-a-Potty, work trailer and/or barge, and begin site preparation.
28. Prepare jobsite/work areas for heavy equipment, material(s) access, material(s) delivery and project staging.

DEMOLITION PHASE

29. Demo existing deteriorated cross-bracing on pilings
30. Demo and remove existing damaged steel cable railing.
31. Remove all handrail and top rail boards (2" x 6").
32. All demo materials will be properly disposed of by onsite dumpster or hauled away to off-site dumpsters.

CONSTRUCTION PHASE

33. Install new 5/4" x 6" WearDeck composite decking as a top rail and hand rail (color: TBD).
34. Remove and replace all lags and / or bolts securing caps to pilings with new stainless-steel hardware.
35. Remove (if in place) hurricane clips and install new stainless steel hurricane clips.
36. Clean and scrape pilings and install new vinyl piling wrap.
37. Install Snap Jacket system where required because of piling deterioration.
38. Install new cross-bracing on pilings (replacing removed cross-bracing).
39. Install new marine grade stainless steel cable railing.

PROJECT CLOSE OUT

40. Clean up the jobsite and remove waste material(s), tools and trailer and/or barge.
41. Order pick-up of Port-a-Potty and remove the job camera.
42. Perform final walkthrough with Team Leader and Client and remove the Permit Box.

MATERIAL INFORMATION

Pilings:

- Cleaned and scraped pilings will be wrapped with .30mm black vinyl wrap, fastened with stainless-steel nails, prior to installation, to extend the life of the pilings and assist in mitigating WDO damage.
- If damage is discovered to be too severe a Snap Jacket will be installed.

Angle Bracing and Cross Bracing:

- Angle Bracing will be 2" x 10" lumber, marine treated to 2.5 C.C.A. for saltwater immersion.
- Fasteners will be ½" x 5" marine grade stainless-steel lags, double lagged into pilings where possible or through bolted with ½" stainless-steel bolts with stainless-steel washers, lock washers and nuts.
- Cross Bracing will be 2" x 10" lumber, marine treated to 2.5 C.C.A. for saltwater immersion.
- Fasteners will be ½" x 5" marine grade stainless-steel lags, double lagged into pilings where possible or through bolted with ½" stainless-steel bolts with stainless-steel washers, lock washers and nuts.

Top Rail / Hand Rail:

- 5/4" x 6" WearDeck structural composite deck boards (color: TBD).
- Fasteners will be marine grade stainless-steel composite deck screws.

Misc. Hardware:

- Hurricane Clips will be stainless-steel.
- Fasteners will be marine grade stainless-steel clip nails.

Piling Wrap:

- Piling wrap will be .3mm black vinyl piling wrap.
- Fasteners will be marine grade stainless-steel 1.25" roofing nails.

Snap Jackets:

- Snap Jackets will be large enough to have a minimum 2" space between jacket and piling.
- Embedment will be at least 12" into the mud / ground.
- The top of the Snap Jacket will be approximately 6" below the level of the cap(s).
- Snap Jackets will be filled with high strength concrete with a beveled top to shed water.

ACKNOWLEDGEMENTS

Pilings Snap Jackets:

- After scrapping and cleaning piling(s) if it is determined the damage to the piling is too significant for piling wrap to properly extend the life of the piling OR the damage to the piling is too substantial that a risk of failure is present Snap Jacket(s) may be required.
- Snap Jackets are custom fitted to each piling (diameter and length).
- If Snap Jacket(s) are required it will be an additional charge on a Change-Order for*: Time, Material & Equipment Cost.*_____
  Owner Initials

Permitting Details:

- Local, State, or Federal permits may be required.
- Costs for obtaining required construction permits, environmental clearances, and local approvals are not included in this proposal will be billed as a separate line item once granted by the relevant authorities.
- Acknowledgment: _____
  Owner Initials

SEE IMPORTANT INFORMATION BELOW

B&W Marine Construction shall comply with all federal, state, and local regulations governing marine construction, including environmental protection, safety navigation, and over-water work requirements. All operations shall be conducted in a manner that minimizes impact to the waterway and surrounding environment.

Site Access & Damage Disclaimer

- Material and equipment may need to pass through the property to reach the work area.
- B&W Marine Construction of SE, Inc. is not responsible for damage to utilities, sprinkler systems, septic tanks, pools, decks, driveways, walkways, trees, grass, shrubs, or existing structures.
- Caution will be exercised, but preservation of trees or shrubs in the work area cannot be guaranteed.

Change-Orders:

- Any deviation from the original scope of work, whether initiated by the Owner, Contractor, or required by unforeseen conditions, shall be billed as a Change-Order at project completion.

Electrical Work – Excluded

- Electrical wiring, connection, or disconnection is excluded from this proposal.
- If needed, services can be arranged through a licensed contractor.
- If an electrical junction box is required, a disconnect/reconnect fee will apply.

Warranty

- Labor and materials are warranted for (3) three years from job completion.
- Any existing pilings which are to be built upon will not be covered under warranty.
- Cupping, checking, and lumber contractions are excluded.
- Any unforeseen underground conditions encountered during construction will be addressed through a separate proposal based on time, material, and equipment requirements.

Insurance:

B&W Marine Construction maintains full and current insurance coverage, including General Liability, Workers' Compensation, USL&H, and Jones Act, providing comprehensive protection for all parties involved.

PROJECT COST BREAKDOWN

Scope of Work Subtotals:

Main Marine Repair(s) / North Marine Repair(s) / South Marine Repair(s)

- Installation, Material, Labor, Equipment ..... $ 164,492.30
  - *Scope of Work #1, #2 and #3*

Standard Additional Fees:

Fill Dirt (0 Loads)	N / A
Dumpster/Environmental Fees	$ 3,600.00
Portable Toilet	$ 750.00

TOTAL ESTIMATED COST: $168,842.30

Scheduled Draws:

Deposit:	$ 16,884.23	Due upon signing contract.
2nd-Draw:	$ 67,536.92	Due upon arrival of crew and material
3rd-Draw:	$ 67,536.92	Due upon 70% job completion
Final-Draw:	$ 16,884.23	Due upon job completion plus change-orders.

ACCREDITED BUSINESS BBB Rating: A+

Permitting: Permit fees will be invoiced separately once all necessary federal & local permits have been secured/approved.
Start Dates: Project commencement dates will be established following contract acceptance and subsequent permit approval.
Release of Lien: A Release of Lien will be provided upon receipt of full payment on the account.

Office Contact:
President/Owner: David Ward
Office Manager: Katie Ward
Direct: 904-387-4814
Katie@bwmarinecosntruction.com
Company Website: www.bwmarineconstruction.com

Remit Address:
Please remit all payments to:
B&W Marine Construction, Inc.
4611 Lakeside Dr. Jacksonville, FL 32210

Payment Options:
- Check: Pick up, mail, drop off
- Credit Card: (3% processing fee added)- Secured QB link.
- ACH/ Wire Transfer (1% fee) – Secured QB link.

UPON ACCEPTANCE OF CONTRACT:
Please remit signed and dated copy to:
B&W Marine Construction of the SE, Inc.
4611 Lakeside Dr. Jacksonville, FL. 32210

Attention: Option to sign via Docusign is available upon request

X_____

Homeowner Signature *Date*

HEARTH FINANCING

Financing options available through HEARTH

No prepayment penalties. No home equity required.
Hearth makes it easy for you to find monthly payment options for your project, with:

- Loan amounts up to $250,000
- Affordable monthly payment options
- Funding within 1-3 days
- No prepayment penalties
- No home equity required

Visit our website here:
https://www.bwmarineconstruction.com/financing/

PROPOSAL WRITTEN AND APPROVED BY:
Senior Project Manager: D. Huber
Dhuber@bwmarineconstruction.com
President/Owner: David Ward

*This proposal contains confidential and proprietary information. All pricing, drawings, and design plans remain the property of B&W Marine Construction of the SE, Inc. **Unauthorized use or disclosure is prohibited.***

CRC 1328897
Thank you for your business.

RiverTown Community | Main Pier Repairs

TOTAL PROPOSAL PRICE | $205,425.00

100 Riverfront Trail, St. Johns, FL 32259 | November 1, 2026



Project overview and reference documents

Barefoot Marine, Inc. will perform selective repairs to the existing Main Pier only. Work includes marine access and staging, demolition, structural bracing and connectors, piling rehabilitation, railings, and proposed additional pile-supported cantilever reconstruction. Construction quantities and engineered repair details require confirmation;

- RiverFront Park Dock Repairs Scope (owner-provided preliminary SOW, 3 pages).

• Fortress Engineering Group LLC, River Town Community - Main Marine Structural Report, dated April 15, 2026 (18 pages).

MAIN PIER | SCOPE OF WORK

General requirements for this location

➜ Coordinate staging with client before mobilization.

➜ Provide marine-safe means of access, temporary shoring/support as required by the repair sequence, debris containment, and protection of existing work.

➜ Remove only identified damaged components and maintain structural stability; refer conditions outside the defined repair areas to the owner and engineer.

➜ Use compatible marine-grade stainless-steel fasteners and connectors, with engineer-approved sizes, and connections.

➜ Photograph existing conditions, work in progress and completed repairs. Clean work areas and conduct final client walkthrough.

Mobilization

➜ Access coordination and project setup (Original SOW pp.1-2).

➜ Equipment staging, work barge/platform, temporary support (Original SOW pp.1-2).

Demolition

➜ Remove deteriorated piling cross-bracing and dispose (Original SOW; Fortress 4.1.1).

➜ Remove deteriorated cantilevered platform bracing (Main report 2.6.1).

Structural

➜ Supply and install 2x10 2.5 CCA cross-bracing (Fortress 4.1.1).

➜ Replace cap-to-pile bolts/lags and specified clips (Original SOW).

➜ Replace deteriorated cantilever bracing with engineer-approved treated timber and connections; coordinate with the additional pile-supported reconstruction sequence below (Main report 2.6.1; proposed construction method subject to approval).

Cantilever reconstruction - additional pile-supported work (Main Pier only)

➜ Provide a work barge and excavator suitable for the approved marine access and lifting plan; furnish separate pile-driving equipment or an approved excavator-mounted driving attachment as required.

➜ Drive and install a temporary system to support the cantilever portion of the dock so the cantilever beams can be replaced one by one.

➜ Install new treated timber pile caps and engineered stainless-steel connections on the added support pilings, including cutting, fitting, alignment and attachment to the existing structure as detailed.

➜ Remove and replace deteriorated cantilever support timbers sequentially, one member at a time, with like-sized or engineer-specified treated material; secure each new member before proceeding to the next.

➜ Include barge and excavator mobilization/demobilization, pile-driving spread, fuel, operators, pile materials, caps, hardware, debris handling and water-based crew time in the estimate.

➜ **Replace** missing/deteriorated deck connectors as needed (Main report 2.4.1).

Piling care

➜ Clean and scrape timber pilings (Original SOW).

➜ **Install** black vinyl pile wrap (Fortress pile observations; original SOW).

➜ **Install** x-bracing back after pile wrap to all sets of piles.

Railings

➜ Replace 5/4 x 6 WearDeck handrail/top rail boards (Original SOW). (only top handrail is removed and replaced all other handrail components will not be demoed or replaced)

Piling jackets

➜ Composite cement-filled sleeves at identified walkway pilings (Main report 4.1.2; subject to EOR confirmation). (Estimating a max of (10) in a snap jacket if needed all others will be scraped and wrapped with .30mil) All will be measured and presented to

the EOR for final call on) If more snap jackets are needed then a change order would be produced for the extra piles)

Closeout

➜ Debris removal, inspection and client walkthrough (Original SOW).

Common material specifications

For the Main Pier, the original SOW specifies 2x10 lumber treated to 2.5 CCA for bracing; stainless 1/2-inch structural bolts/lags and clips; 0.3 mm black vinyl pile wrap; 5/4 x 6 WearDeck composite rail boards (color TBD)

NORTH & SOUTH DOCKS | COMBINED SCOPE OF WORK

General requirements for both locations

➜ Coordinate staging with client before mobilization.

➜ Provide marine-safe means of access, temporary shoring/support as required by the repair sequence, debris containment, and protection of existing work.

➜ Remove only identified damaged components and maintain structural stability; refer conditions outside the defined repair areas to the owner and engineer.

➜ Use compatible marine-grade stainless-steel fasteners and connectors, with engineer-approved sizes, embedment and connections.

➜ Photograph existing conditions, work in progress and completed repairs; clean work areas and conduct a final client walkthrough.

Mobilization

➜ Permitting, access coordination and project setup (Original SOW pp. 1-2).

➜ Equipment staging, work barge/platform and temporary support if required. (Original SOW pp. 1-2).

Demolition

➜ Remove and dispose of deteriorated piling cross-bracing at both docks (Original SOW; Fortress 4.1.1).

Structural repairs

- ➜ Supply and install 2x10 timber cross-bracing treated to 2.5 CCA at both docks (Fortress 4.1.1).
- ➜ Replace cap-to-pile bolts/lags and specified clips at both docks (Original SOW).

Piling care

- ➜ Clean and scrape timber pilings at both docks (Original SOW).
- ➜ Install black vinyl pile wrap at both docks (Fortress pile observations; Original SOW).

Railings

- ➜ Replace 5/4 x 6 WearDeck handrail/top rail boards at both docks (Original SOW).

Additional work | North Dock only

- ➜ Replace damaged or missing deck connectors (North report 2.4.1).
- ➜ Replace damaged marine stainless-steel cable railing and fittings (North report 2.5.1).
- ➜ Remove lodged fallen tree and marine debris (North report 4.2.1).
- ➜ Install missing stainless-steel roof rafter/beam connector (North report 3.3.1).

Closeout

- ➜ Remove construction debris, inspect completed repairs and conduct client walkthrough at both docks (Original SOW).

Common material specifications | North & South Docks

2x10 treated timber cross-bracing (2.5 CCA); stainless structural bolts/lags and clips; black vinyl pile wrap; 5/4 x 6 WearDeck top handrail boards (color to be confirmed). North Dock-only cable railing, roof connector and deck connector materials are included under the additional North Dock work above. Final quantities and connections are to be confirmed against the approved repair scope.

Terms and Conditions

1. ACCESS: Materials of construction shall be delivered and moved across the property to the work site. Employees shall park their vehicles in a safe and lawful manner, compliant with the facility rules as applicable.

2. CHANGE ORDERS: Work not within the scope of this proposal shall be submitted and approved in writing before commencement. Change orders shall be due with final payment unless otherwise agreed upon in writing.

3. CONCEALED OR UNKNOWN CONDITIONS: In preparing this proposal Barefoot Marine Construction has assumed there are no concealed or unknown physical conditions (subsurface or otherwise) which will adversely affect Barefoot Marine Construction ability to perform the scope of this proposal. If such conditions are encountered, Barefoot Marine Construction will immediately notify the owner in writing of adverse conditions and will be entitled to an adjustment of contract value, schedule, or both.

4. FORCE MAJEURE: Neither party shall be liable in damages or have the right to terminate this Agreement for any delay or default in performing hereunder if such delay or default is caused by conditions beyond its control including, but not limited to Acts of God, Government restrictions, and/or any other cause beyond the reasonable control of the party whose performance is affected.

5. HEAVY WEATHER: During a named storm Barefoot Marine Construction reserves the right to demobilize and remove equipment from the jobsite without penalty for schedule delay(s).

6. INCLEMENT WEATHER: Due to the nature of outdoor construction, inclement weather may affect the schedule. Every effort shall be made to maintain the proposed schedule; however Barefoot Marine Construction shall not incur additional expenses due to weather delays.

7. INSURANCE: Certificate available upon request.

8. PAYMENT SCHEDULE: 15% mobilization payment due at contract signing. The next payment shall be based on completed work, up to 60% of the contract amount. The remaining balance shall be due upon completion of the project.

9. PAYMENT TERMS: Due upon receipt. Interest will be charged on past due accounts at 18% per annum. If Barefoot Marine Construction is required to employ an attorney to collect any amount past due as a result of default of the Buyer, the Buyer shall pay all cost of collections, including reasonable attorney's fees and court costs.

10. PERMITS: Exempt from permit for repairs to an existing structure that do not make any changes to the footprint of the structure.

11. PRICE VALIDITY: Fifteen (15) days' from-date of quotation.

12. UNDERGROUND SERVICES: Owner is responsible for locating and identifying all underground utilities. Barefoot Marine Construction is not responsible for accidental damage, direct or consequential. Any relocation required shall be the responsibility of the owner.

13. WARRANTY: Workmanship and material will be free from defects for one (1) year from completion and final acceptance. The owner shall submit in writing a claim of defect within ten (10) days of discovery. Owner's sole and exclusive remedy for defective materials or workmanship is limited to the repair or replacement of the defect by Barefoot Marine Construction. Certificates of Treatment will be included at the end of job documentation to verify the material quote that was used to build your wall.

14. DISCLAIMER OF WARRANTIES: Section 14 sets forth the exclusive remedy for claims based on failure of or defects in services, workmanship, or materials furnished by Barefoot Marine Construction, whether claim is based on contract, warranty, tort (including negligence) or any other cause of action, and however instituted, and upon expiration of the warranty period all such liability shall terminate. The foregoing warranty or repair or replacement is exclusive in lieu of all other warranties, whether written, oral, implied, or statutory. IT IS SPECIFICALLY UNDERSTOOD AND AGREED TO BY BUYER THAT (1) BAREFOOT MARINE CONSTRUCTION SHALL NOT IN ANY WAY BE LIABLE OR REPSONSIBLE FOR ANY NEGLIGENT ENGINEERING, CONSTRUCTION, REPAIRS, OR DEFECTS IN THE WORK AFTER THE EXPIRATION OF ONE YEAR FROM COMPLETION AND FINAL ACCEPTANCE, (2) NO OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE OR WILL BE DEEMED TO HAVE BEEN MADE BY BAREFOOT MARINE CONSTRUCTION, EXCEPT THE WARRANTY HEREINFORE SET FORTH, (3) THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PURPOSE ARE SPECIFICALLY EXCLUDED, (4) THIS WARRANTY IS GIVEN IN LIEU OF ANY IMPLIED WARRANTIES, AND (5) THERE ARE NO WARRANTIES GIVEN WHICH EXTEND BEYOND THE LANGUAGE AND DESCRIPTION ON THE FACE HEREOF.

15. WORKING HOURS: Monday through Friday, 8 hours per day, 7:00 A.M. to 4:00 P.M.

PROPOSAL ACCEPTANCE

By signing below, the parties acknowledge acceptance of this proposal and its Terms and Conditions.

_____ _____

Authorized Client Signature Date

_____ _____

Rick Powell - Barefoot Marine, Inc. Date

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: Stormwater Management Needs Analysis Report

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:

Proposal for professional services for the preparation of a "Stormwater Management Needs Analysis Report" (NAR)

Total Proposed Compensation: $ 16,200.00

Cost Share Calculation:

$5,873.31	Rivers Edge
$4,514.78	Rivers Edge II
$5,811.91	Rivers Edge III

Methodology Consultant Approval: _____
(Signature)

_____
(Date)

If requesting addition of new improvements:

Engineer Approval: _____
(Signature)

_____
(Date)

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

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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

_____

By: _____

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date:_____

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

_____

By: _____

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

_____

By: _____

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

Jacksonville Office
13901 Sutton Park Drive S., Suite 200, Jacksonville, FL 32224
P: 1.833.723.4768

October 28, 2026

Rivers Edge Community Development District
c/o GMS, Corbin deNagy
475 West Town Place, Suite 114
St. Augustine, FL 32092

RE: Rivers Edge, RE II, and RE III Community Development District
Proposal for Engineering Services
Stormwater Management Needs Analysis Report

Dear Corbin:

Thank you very much for this opportunity to submit a proposal for professional services for the preparation of a "Stormwater Management Needs Analysis Report" (NAR) for the District. Due to the RiverTown stormwater system being interconnected throughout multiple CDD's, we are proposing to perform one (1) needs analysis below to serve all 3 Districts within RiverTown (RECDD, REIICDD and REIIICDD). This proposal covers the fees necessary for all 3 Districts Report. The necessary scope and fee are described below:

Task 1 – Coordination, Meetings and Exhibits

PRIME AE Group, Inc. ("PRIME AE") will meet with District Staff and consultants, as necessary, for the completion of the District's NAR. PRIME AE will utilize GIS information and available District data to develop the necessary exhibits to support the NAR. These exhibits will be provided to District Staff and consultant team for comments. PRIME AE will modify as necessary to finalize. Because of the uncertain nature of this task, we propose it be on a time & materials (T&M) basis utilizing PRIME AE's current hourly rates.

Task 2 – Complete Stormwater "Needs Analysis" Documentation

PRIME AE, with the assistance of the CDD Manager, will complete Stormwater Management NAR spreadsheet in accordance with Section 403.9302 of the Florida Statues which as a minimum will include the following:

a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

b) The number of current and projected residents served, calculated in 5-year increments.

c) The current and projected service area for the stormwater management program or system.

d) The current and projected cost of providing services, calculated in 5-year increments.

e) The estimated remaining useful life of each facility and/or its major components.

f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues, in addition to expenditures with an evaluation of how the local government expects to close any projected funding gap.

This draft will be provided to District staff and the consultant team for review and comments.

Task 3 Final Stormwater Needs Analysis

PRIME AE will evaluate the comments generated from Task 2, incorporate any additional information, and finalize the Stormwater Management NAR.

FEE SUMMARY

TASK	DESCRIPTION	CONTRACT TYPE	FEE
Task 1	Coordination, Meetings and Exhibits	T&M	$4,900.00
Task 2	Draft Stormwater Needs Analysis	Lump Sum	$7,900.00
Task 3	Final Stormwater Needs Analysis	Lump Sum	$3,400.00
		Total:	$16,200.00

ADDITIONAL SERVICES

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

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

- CLOMR/LOMR Application Process
- Regulatory Planning Work
- Traffic Study/Signal Warrant Analysis
- Design and Permitting
- Wetland/Wildlife Identification, Studies, Flagging or Permitting
- Land or Easement Acquisition Elements
- Surveys
- Geotechnical Engineering/Investigations
- Environmental studies/analysis
- NPDES Stormwater permitting
- Engineers Estimate of Probable Costs
- Bid Administration
- Coordination of any dry utilities
- Permit Fees
- Three-dimensional graphics
- Structural, electrical and mechanical design
- PUD Modification

OUT-OF-POCKET EXPENSES

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

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

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

It is our pleasure to provide this professional services proposal to you. If you wish to authorize us to proceed, we ask that you sign and return one copy of the signed proposal to our office. If you have any questions regarding our proposal, we remain available to discuss it with you at your convenience.

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

Sincerely,

Jeffery L. Mason, P.E.
Director of Civil Engineering

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

Enclosures: Standard Terms & Conditions
Rate Schedule

Accepted By:

_____
Signature

_____
Typed Name and Title

_____
Date

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Hourly Rate Schedule

Effective January 1, 2026

Planning & Engineering	
Senior Vice President	$325
Vice President	$285
Project Director/Chief	$245
Senior Project Manager	$215
Project Manager	$205
Senior Engineer	$195
Engineer	$160
Senior Planner & Senior Landscape Architect	$190
Planner & Landscape Architect	$160
Senior Graphic Arts Director	$180
Graphic Art Designer	$140
Senior Designer	$160
Designer	$130
CADD Technician	$115
Clerical/Administrative Support	$100
Project & Business Services	
Project Administrator	$175
Sr. Project Researcher	$160
Project Researcher	$155
Sr. Public Relations Liaison	$170
Technical Writer	$125
Geospatial Services	
GIS Programmer	$175
GIS Analyst	$150
GIS Technician	$130
GIS Field Technician	$115
CEI/Construction Management Services	
Construction Project Manager	$205
Resident Construction Engineer	$195
Sr. Construction Inspector	$140
Construction Inspector	$115

All Reimbursable Expenses Shall Be Cost Times A Factor Of 1.15

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: Replacement of Light Fixtures & Ceiling Fans - RiverHouse Complex

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 (33) sconce light fixtures with new. Replacement of (18) ceiling fans with new. Replacement of (3) pendant lights with new. Labor only with estimates. All products will be purchased through Lamp Plus - $20,256.00.

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: _____

RIVERTOWN

Request for Funds

Date of request: ***11/18/2026*** *Submitted by:* ***Richard Losco***

Light Fixtures & Ceiling Fans – RiverHouse Complex:

Remove the existing sconce light fixtures and install (33) new sconce light fixtures. Remove the existing ceiling fans and install (18) new ceiling fans. Remove the existing pendant lights and install (3) new pendant lights. Labor only with estimates. **All products will be purchased through Lamp Plus - $20,256.00.**

Vendor	Cost + Lamp Plus	Job Scope	Total Cost
American Electrical	$4,895.00 + **$20,256.00**	Same as above	$25,151.00
Smith Electrical	$5,000.00 + **$20,256.00**	Same as above	$25,256.00
TMT Electric	$4,800.00 + **$20,256.00**	Same as above	$25,056.00

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

Vesta

American Electrical Contracting Inc.
033
tmorris@american-electrical.com
(904) 737-7770

Estimate: 111914763
Project:
Estimate Date: 11/10/2026

Billing Address:
Kevin Mckendree
140 Landing Street
St Johns, FL 32259 USA

Job Address:
Kevin McKendree
140 landing street
St Johns, FL 32259 USA

Estimate Details

The following scope of work will be performed at the Job Address noted above, in accordance with the current National Electrical Code (NEC) and all applicable state and local codes and at the rates set forth below:

Electrical Proposal
1. Remove the existing sconce light fixtures and install (33) new sconce light fixtures.
2. Remove the existing ceiling fans and install (18) new ceiling fans.
3. Remove the existing pendant lights and install (3) new pendant lights.
4. The customer will provide the fixtures and bulbs and will need to be on site the day of installation.
5. All ceiling fans installed will have no light kits or remotes.

1. We are not responsible for any repairs to sheetrock or landscaping. A technician will notify you before any cutting or digging.
2. Power may be shut off during installation and restored the same day.
3. All Work will be performed during normal business hours.
4. If any alterations or deviations from the above specifications involve extra costs or returns, there will be an extra charge over and above the estimate.
5. This quote is for labor, materials, permit, and inspection.
6. If the county inspection is not approved for any reason related to work not performed by our company or due to additional items required by the county, the customer shall be solely responsible for any necessary repairs, corrections, or upgrades.
7. If you accept this proposal, a $100 deposit will be required to cover the cost of obtaining a permit from the city. This deposit is non-refundable and will be applied to your final payment.

Sub Total	$4,895.00
Taxes	$0.00
Deposit/Downpayment	$0.00
Total Due	$4,895.00

Thank you for choosing American Electrical Contracting Inc. !

Authorization Paragraph

I hereby authorize American Electrical Contracting, Inc. to complete the above work in the amount of $4,895.00 to be performed.

Unless otherwise stated, in writing, the payment terms of (AEC) American Electrical Contracting, Inc. listed on the back of this page are Payment due upon services rendered. We accept checks, all major credit cards or cash. Your signature below authorizes the work to be done & AEC to collect payment immediately after services have been rendered.

The prices and conditions above and the Terms and Conditions as contained in the hyperlink below are satisfactory and are hereby accepted. American Electrical Contracting, Inc is authorized to perform the work as proposed and selected.

Hyperlink Here

LAMPS PLUS®

Product	Description	Style	Qty	Price	Total
	36"DOWNROD METALLIC MATTE BRONZE Shipping to 32099	84V21	18	$50.00	$900.00
	Georgetown 21 3/4" High Burnished Bronze Outdoor Wall Light Shipping to 32099	7151K	33	$269.00	$8,877.00
	Hinkley Outdoor Georgetown Large Hanging Lantern 8.5" Burnished Bronze Shipping to 32099	7149K	3	$319.00	$957.00
	52" Hinkley Tropic Air Matte Bronze Wet Rated Pull Chain Ceiling Fan Shipping to 32099	84P05	18	$529.00	$9,522.00

Product Total: $20,256.00

Shipping & Processing: $0.00

Estimated Tax:

Order Total: $20,256.00

For more information on our pricing, visit https://www.lampsplus.com/help-and-policies/faq/

Smith Electrical Inc.

PO Box 9023
St Augustine, FL 32085

Estimate

Estimate #	Date
	11/3/2026

Name / Address
Riversedge CDD 475 W Town Pl. #114 St Augustine FL 32092 Kevin-904-607-1038 kmckendree@vestaproperty-services.com

Item	Description	Qty	Rate	Total
Quote	Scope of Work - Remove existing fixtures & install customer supplied fixtures. 1. Install (3) customer supplied pendants. 2. Install (18) customer supplied exterior ceiling fans with downrods. 3. Install (33) exterior wall sconces.			
T&M	$5,000.00 CAP quote to be adjusted towards time and materials at our hourly rate of $145.			
Notes	Providing power source is good at each location.			

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any variation or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owners to carry fire, tornado and other necessary insurance.

Total $0.00

Signature _____

Phone #	Fax #	E-mail	Web Site
9048290899	904-829-0259	smithelectric08@gmail.com	staugustineelectric.com

TMT Electric, LLC

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

Estimate

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

ESTIMATE 1012
DATE 11/10/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Remove and replace 18 ceiling fans, 3 pendant fixtures, and 33 wall sconces at the Riverhouse. Customer to provide all fixtures and other materials needed to complete this project. This estimate is for LABOR ONLY.	4,800.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	4,800.00
TAX	0.00
TOTAL	**$4,800.00**

Accepted By

Accepted Date

TWELFTH ORDER OF BUSINESS












Kendall Crossing Dr
Landing St
Riverwalk Blvd
Porter St
Rambling Water Run
Riverfront Blvd
Jordan St
Baltic Pl
State Road 13 N
Riverfront Hl
Sternwheel Dr