

Rivers Edge II
Community Development District

September 18, 2019

Rivers Edge II

Community Development District

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

Phone: 904-940-5850 - Fax: 904-940-5899

September 17, 2019

Board of Supervisors
Rivers Edge II
Community Development District

Dear Board Members:

The Rivers Edge II Community Development District Board of Supervisors Meeting is scheduled for **Wednesday, September 18, 2019 at 10:30 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.** Following is the revised agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Affidavits of Publication
- IV. Approval of the Minutes of the August 21, 2019 Meeting
- V. Public Hearing on the Imposition of Special Assessments
 - A. Consideration of Resolution 2019-15, Equalizing and Levying Debt Assessments
- VI. Consideration of Amendment #1 to the Traffic Control Agreement with St. Johns County
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. General Manager – Report
- VIII. Financial Reports
 - A. Balance Sheet and Income Statement
 - B. Consideration of Funding Request No. 12
 - C. Check Register
- IX. Supervisors' Requests and Audience Comments
- X. Next Scheduled Meeting – October 16, 2019 at 10:30 a.m. at the RiverTown Amenity Center
- XI. Adjournment

Enclosed under the third order of business are the affidavits of publication for the public hearing equalizing and levying special assessments.

Enclosed under the fourth order of business is a copy of the minutes of the August 21, 2019 meeting for your review and approval.

The fifth order of business is the public hearing on the imposition of special assessments. Enclosed for your review and approval is a copy of resolution 2019-15. Copies of the methodology report and engineer's report will be provided under separate cover.

The sixth order of business is consideration of Amendment number one to the traffic control agreement with St. Johns County. A copy of the agreement is enclosed for your review and approval.

Enclosed under the eighth order of business are copies of the financial reports, funding request number 11 and check register for your review and approval.

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (904) 940-5850.

Sincerely,

James Perry

James Perry

District Manager
Rivers Edge II Community
Development District

AGENDA

***Rivers Edge II
Community Development District
Revised Agenda***

Wednesday
September 18, 2019
10:30 a.m.

RiverTown Amenity Center
156 Landing Street
St. Johns, Florida 32259
Staff Call In #: 1-888-394-8197
Passcode: 642203
Website: www.riversedge2cdd.com

- I. Call to Order
- II. Public Comment
- III. Affidavits of Publication
- IV. Approval of the Minutes of the August 21, 2019 Meeting
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 - A. Consideration of Resolution 2019-15, Equalizing and Levying Debt Assessments
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XI. Adjournment

THIRD ORDER OF BUSINESS

THE ST. AUGUSTINE RECORD
Affidavit of Publication

RIVERS EDGE CDD
475 W TOWN PLACE, STE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15655
AD# 0003207721-01
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

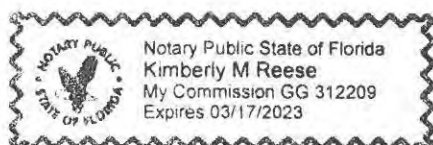
STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **SECTION 170.07 SPECIAL ASSESSMENTS** was published in said newspaper on **08/21/2019**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this AUG 21 2019
by Melissa Rhinehart who is personally known to me
or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION
SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, B
MUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION
ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES,
MUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING

The Rivers Edge II Community Development District ("District") Board of Supervisors ("Board") on **Wednesday, September 18, 2019, at 10:30 a.m., at the Rivertown Amenity Center, 156 Lane** to consider the adoption of an assessment roll, the imposition of a master special assessment proposed bonds on benefited lands within the District, a geographic depiction of which lands to provide for the levy, collection and enforcement of the special assessments. The streets and low and as more particularly set forth in the District's *Master Improvement Plan* dated July, public hearing is being conducted pursuant to Chapters 170, 190 and 197, 1. A description amount to be assessed to each piece or parcel of property may be ascertained by contacting 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850. At the end will, by resolution, levy assessments as finally approved by the Board.

The District is a unit of special-purpose local government responsible for providing, in part, within the District. The infrastructure improvements included in the Improvement Plan are not limited to, master drainage and stormwater management, master transportation, master improvements, all as more specifically described in the Improvement Plan ("Improvements business hours from the District Records Office at the addresses provided above.

The District intends to impose assessments on benefited lands within the District in the *master assessment Methodology Report*, dated July 21, 2019 (the "Assessment Report"), which is on file hours from the District Records Office at the address provided above. The Assessment Report number within the District and maximum assessments per parcel and platted unit for expected to be assessed. The method of allocating assessments for the improvements to be determined on an equal assessment per acre basis. The methodology is explained in more detail described in more detail in the Assessment Report, the District's assessments will be levied against tract.

The annual principal assessment levied against each parcel will be based on repayment over a total debt allocated to each parcel. The District expects to collect sufficient revenues to retire part amount of debt to be assessed by the District, exclusive of anticipated fees and costs of early payment and the annual interest. The proposed annual schedule of assessments is as follows:

Product Type	Number of Units	Net Annual Service Ass Per Unit
Townhomes	600	\$852
30'-39' Single Family	172	\$1,50
40'-49' Single Family	407	\$1,93
50'-59' Single Family	204	\$2,36
60'-69' Single Family	160	\$2,58
70'-79' Single Family	75	\$3,22
80'+ Single Family	41	\$3,65

All amounts stated herein are subject to change and/or final determination at the public hearing above. Specific maximum amounts expected per parcel or product type is as set forth in the

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in installments subsequent to the issuance of debt to finance the improvements. These amounts levied on the St. Johns County tax roll by the Tax Collector. Alternatively, the District may these assessments. All affected property owners have the right to appear at the public hearings with the District within twenty (20) days of the publication of this notice. Notwithstanding Assessments herein, landowners will not have a payment obligation until the issuance of bonds amounts securing those bonds, as well as a collection protocol, will be determined. The fixed, at a public meeting, pursuant to a supplemental assessment resolution, engineer's report or exceed the Maximum Assessments noticed herein. Please note that the preceding statement or and shall have no effect on the ability of the District to levy assessments and collect payment amount of the District.

Also on **Wednesday, September 18, 2019, at 10:30 a.m., at the Rivertown Amenity Center, 156 Lane 32259**, the Board will hold a regular public meeting to consider any other business that tract. The Board meeting and hearings are open to the public and will be conducted in accordance for community development districts. The Board meeting and/or the public hearings may time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered, will need a record of the proceedings and should accordingly ensure that a verbatim record includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are in contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-9771 (TDD) / 1-800-955-8770 (Voice) Office.



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56 Landing Street, St. Johns, Flor-
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at the meeting or hearings, such person
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Voice), for aid in contacting the District





RESOLUTION 2019-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS; PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS SHALL BE LEVIED; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFIRMATION OF THE EFFECTIVE DATE.

WHEREAS, the Rivers Edge II Community Development District ("District") was established by the St. Johns County Commission, and is a local unit of special-purpose government organized under Chapter 190, *Florida Statutes*, as amended, located entirely within St. Johns County, Florida; **WHEREAS**, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, construct, extend, or reconstruct certain improvements, including but not limited to: transportation facilities, and other infrastructure projects, and services necessitated by the development of, and **WHEREAS**, the District hereby determines to undertake, install, plan, establish, construct, acquire, operate, and/or maintain the infrastructure improvements described in the District's 2019, attached hereto as **Exhibit A** and incorporated herein by reference ("Project"); **WHEREAS**, it is in the best interest of the District to pay all or a portion of the cost of the Project pursuant to Chapters 170, 190 and 197, *Florida Statutes* ("Assessments"); and **WHEREAS**, the District is empowered by Chapter 190, the Uniform Community Development and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Section and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy and **WHEREAS**, this Resolution shall serve as the "resolution required to declare special assessments for the assessment lien(s) levied against certain property described in Exhibit A anticipated to be subject to the Assessments; and **WHEREAS**, as set forth in the *Master Assessment Methodology Report*, dated July 21, 2019, incorporated herein by reference and on file at Governmental Management Services, 475 West Tarzwell Road ("District Records Office"), the District hereby finds and determines that:

- (i) benefits from the Project will accrue to the property improved,
- (ii) the amount of those benefits will exceed the amount of the Assessments, and
- (iii) the Assessments are fairly and reasonably allocated.

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

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. The provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*, incorporated herein and are adopted by the Board as true and correct statements.

2. DECLARATION OF ASSESSMENTS. The Board of Supervisors ("Board") hereby declares that all or a portion of the Project and to defray all or a portion of the cost thereof by the Assessment.

3. DESIGNATING THE NATURE AND LOCATION OF PROJECT IMPROVEMENTS. The plans and specifications for the Project are described in Exhibit A, which is on file at the District and available for public inspection at the same location.

4. DECLARING THE TOTAL ESTIMATED COST OF THE PROJECT, THE PORTION OF THE PROJECT TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID

A. The total estimated construction cost of the Project is **\$92,547,262.11** ("Estimated Cost"). **B.** The Assessments will defray approximately **\$41,375,000**, which is the anticipated maximum amount of the Estimated Cost, as well as other financing-related costs, as set forth in the *Master Assessment Methodology Report*. **C.** The manner in which the Assessments shall be apportioned and paid is set forth in the *Master Assessment Methodology Report*. Commencing with the years in which the Assessments are certified to be paid in not more than thirty (30) annual installments. The Assessments may be payable as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided that the non-ad valorem assessment method of collecting the Assessments is not available to the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law. The decision to collect Assessments by any particular method - e.g., on the tax roll or by direct bill. The decision to collect Assessments in future years, and the District reserves the right to change the method in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED within the District, on all lots and lands adjoining and contiguous to or bounding and abutting the Project and further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District, a plat showing the area to be assessed, with certain plans and specifications describing the Project, all of which are open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, *Florida Statutes*, the District has made a preliminary assessment roll, in accordance with the method of assessment described in the *Master Assessment Methodology Report*, and the amount of benefit to and the maximum assessment against each annual installment into which the assessment may be divided, which assessment roll is hereby adopted as the preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Section 197.06(3)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: September 18, 2019

TIME: 10:30 a.m.

LOCATION: River Town Amenity Center
156 Landing Street
St. Johns, Florida 32059

The purpose of the public hearings is to hear comment and objections to the proposed special assessments as identified in the preliminary assessment roll, a copy of which is on file and as they may appear at that hearing or submit their comments in writing prior to the hearings at the District. Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and directed to place said notice in a newspaper of general circulation with editions one (1) week apart with the first publication at least twenty (20) days prior to the hearing. The District Manager shall file a publisher's affidavit with the District Secretary verifying that the Manager is further authorized and directed to give thirty (30) days written notice by mail of owners of all property to be assessed and include in such notice the amount of the assessment and the location of the property to be assessed and notify that information concerning all assessments is on file at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.06, *Florida Statutes*, the District shall cause this Resolution to be published twice (twice a week for two (2) weeks) in a newspaper of general circulation and to provide such other notice as may be required by law or desired in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby declared null and void, and the effect of any other section or part of a section of this Resolution shall not thereby be affected.

11. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the remainder of this Resolution shall not thereby be affected.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.



**COMMUNITY DEVELOPMENT DIS-
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and serving lands within the District;

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Master Improvement Plan, dated July

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The Uniform Method for the Levy, Col-
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collect the Assessments; and
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attached hereto as **Exhibit B** and incor-
an Place, Suite 114, St. Augustine, Flor-

EDGE II COMMUNITY

Resolution is adopted pursuant to the
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District Records Office, an assessment
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ARINGS. Pursuant to Sections 170.07
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set forth in **Exhibit B.** Interested par-

District Records Office
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the time and place of the hearing to the
nt for each such property owner, a de-
may be ascertained at the District Re-
Secretary.

District Manager is hereby directed to
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PASSED AND ADOPTED this 22nd day of July, 2019.

ATTEST:

RIVERS EDGE II COMMUNITY DEVELOPMENT

/s/ James Perry
Secretary

/s/ Jason Sessions
Chairperson, Board of Supervisors

Exhibit A: *Master Improvement Plan*, dated **July 3, 2019**

Exhibit B: *Master Assessment Methodology Report*, dated **July 21, 2019**

DISTRICT

0003297721 August 21, 28, 2019

RIVERS EDGE CDD
475 W TOWN PLACE, STE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15655
AD# 0003207721-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

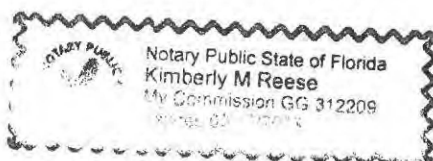
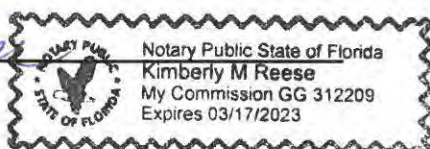
STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **SECTION 170.07 SPECIAL ASSESSMENTS** was published in said newspaper on **08/28/2019**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this AUG 28 2019 day of _____
by Melissa Rhinehart who is personally known to me
or who has produced as identification

Kimberly M. Reese
(Signature of Notary Public)



NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING

The Rivers Edge II Community Development District ("District") Board of Supervisors ("Board") on **Wednesday, September 18, 2019, at 10:30 a.m., at the Rivertown Amenity Center, 156 Lane** to consider the adoption of an assessment roll, the imposition of a master special assessment proposed bonds on benefited lands within the District, a geographic depiction of which lands to provide for the levy, collection and enforcement of the special assessments. The streets are low and as more particularly set forth in the District's *Master Improvement Plan* dated July, public hearing is being conducted pursuant to Chapters 170, 190 and 197, I. A description amount to be assessed to each piece or parcel of property may be ascertained by contacting 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850. At the end will, by resolution, levy assessments as finally approved by the Board.

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Product Type	Number of Units	Net Annual Service Assessment Per Unit
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Any person requiring special accommodations at the meeting or hearings because of a disability should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are unable to contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TDD) / 1-800-955-8770 (Voice) Office.



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56 Landing Street, St. Johns, Flor-
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Voice), for aid in contacting the District





RESOLUTION 2019-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROJECT IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS SHALL BE LEVIED; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; IDENTIFYING THE ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETBACK PERIOD FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING THE EFFECTIVE DATE.

WHEREAS, the Rivers Edge II Community Development District ("District") was established by the St. Johns County Commission, and is a local unit of special-purpose government organized under Chapter 190, *Florida Statutes*, as amended, located entirely within St. Johns County, Florida; **WHEREAS**, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, construct, extend, or construct certain improvements, including but not limited to: transportation facilities, and other infrastructure projects, and services necessitated by the development of, and **WHEREAS**, the District hereby determines to undertake, install, plan, establish, construct, acquire, operate, and/or maintain the infrastructure improvements described in the District's 2019, attached hereto as **Exhibit A** and incorporated herein by reference ("Project"); and **WHEREAS**, it is in the best interest of the District to pay all or a portion of the cost of the Project pursuant to Chapters 170, 190 and 197, *Florida Statutes* ("Assessments"); and **WHEREAS**, the District is empowered by Chapter 190, the Uniform Community Development and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Section and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy and **WHEREAS**, this Resolution shall serve as the "resolution required to declare special assessments" for the assessment lien(s) levied against certain property described in Exhibit A anticipated to be subject to the Assessments; and **WHEREAS**, as set forth in the *Master Assessment Methodology Report*, dated July 21, 2019, incorporated herein by reference and on file at Governmental Management Services, 475 West Florida 32092 ("District Records Office"), the District hereby finds and determines that:

- (i) benefits from the Project will accrue to the property improved;
- (ii) the amount of those benefits will exceed the amount of the Assessments; and
- (iii) the Assessments are fairly and reasonably allocated.

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

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. The provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes* incorporated herein and are adopted by the Board as true and correct statements.

2. DECLARATION OF ASSESSMENTS. The Board of Supervisors ("Board") hereby declares that all or a portion of the Project and to defray all or a portion of the cost thereof by the Assessment.

3. DESIGNATING THE NATURE AND LOCATION OF PROJECT IMPROVEMENTS. The plans and specifications for the Project are described in Exhibit A, which is on file at the District Records Office and available for public inspection at the same location.

4. DECLARING THE TOTAL ESTIMATED COST OF THE PROJECT, THE PORTION OF THE PROJECT TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID

- A. The total estimated construction cost of the Project is \$82,547,262.11 ("Estimated Cost").
- B. The Assessments will defray approximately \$41,375,000, which is the anticipated maximum amount of the Estimated Cost, as well as other financing-related costs, as set forth in the Master Assessment Methodology Report.
- C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit A, which is on file at the District Records Office and available for public inspection at the same location. The Assessments are certified to be paid in not more than thirty (30) annual installments. The Assessments may be payable by ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided that if the District to be in its best interest, the Assessments may be collected as is otherwise permitted by direct bill. The decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – will be used to collect Assessments in future years, and the District reserves the right to change the collection methods in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The Assessments shall be levied on all lots and lands adjoining and contiguous or bounding and abutting the Project, and further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, a plat showing the area to be assessed, with certain plans and specifications describing the Project, all of which are open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.05, *Florida Statutes*, the District Manager shall make a preliminary assessment roll, in accordance with the method of assessment described in the Master Assessment Methodology Report, and the maximum assessment against each annual installment into which the assessment may be divided, which assessment roll is hereby adopted as the preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Section 197.04(3)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: September 18, 2019

TIME: 10:30 a.m.

LOCATION: River Town Amenity Center
156 Landing Street
St. Johns, Florida 32099

The purpose of the public hearings is to hear comment and objections to the proposed special assessments as identified in the preliminary assessment roll, a copy of which is on file and as they may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office. Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and directed to place said notice in a newspaper of general circulation within the County one (1) week apart with the first publication at least twenty (20) days prior to the first hearing. The District Manager shall file a publisher's affidavit with the District Secretary verifying that the notice is further authorized and directed to give thirty (30) days written notice by mail to all owners of all property to be assessed and include in such notice the amount of the assessment against the property to be improved and notice that information concerning all assessments is on file at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.06, *Florida Statutes*, the District Manager shall cause this Resolution to be published twice (2) times a week for two (2) weeks in a newspaper of general circulation within the County and to provide such other notice as may be required by law or desired in the best interests of the County.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

11. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the invalidity of such section or part of a section of this Resolution shall not thereby be affected, and the remainder of this Resolution shall remain in full force and effect.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Rivers Edge II Community Development District was held on Wednesday, August 21, 2019 at 5:30 p.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Jason Sessions	Chairman
Louis Cowling	Vice Chairman
Jason Thomas	Supervisor
Chris Henderson	Supervisor

Also present were:

Jim Perry	District Manager
Lauren Gentry	District Counsel
Jennifer Kilinski	Hopping, Green & Sams (by phone)
Ryan Stilwell	District Engineer
Marcy Pollicino	Vesta Property Services
Jason Davidson	Vesta – General Manager
Robert Beladi	VerdeGo

The following is a summary of the discussions and actions taken at the August 21, 2019 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Perry called the meeting to order.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Consideration of Interlocal and Cost Share Agreement with Mattamy Jacksonville and Rivers Edge CDD Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenities

Mr. Perry stated the agreement will have some attachments in regards to the cost sharing of the landscaping, stormwater facilities, electric and irrigation. Those cost shares are shared three ways with Rivers Edge I, Rivers Edge II and the future Rivers Edge III.

Ms. Gentry stated Mattamy will kind of stand in the shoes of Rivers Edge III CDD until it's formed and then once it's formed can complete an assignment of its obligations to Rivers Edge III. We added capital reserves to the cost shares so that each party will be responsible for sharing in the costs of capital reserves and we have updated the percentages that each district will be responsible for in section four. We've added an allocation of how the non-resident user fees of \$4,000 will be allocated and that's on a pro-rata basis based on each party's share of the costs. The purpose of this is so that the CDDs that are all sharing in each CDD's amenity facilities and the benefit of landscaping and all of the improvements are all just sharing the cost of it.

On MOTION by Mr. Sessions seconded by Mr. Cowling with all in favor the interlocal and cost share agreement with Mattamy Jacksonville and Rivers Edge CDD was approved.

THIRD ORDER OF BUSINESS**Affidavit of Publication**

A copy of the affidavit was enclosed in the agenda package.

FOURTH ORDER OF BUSINESS**Approval of the Minutes of the July 22, 2019 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Sessions seconded by Mr. Thomas with all in favor the minutes of the July 22, 2019 meeting were approved.
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FIFTH ORDER OF BUSINESS**Public Hearing to Adopt the Budget for Fiscal Year 2020**

On MOTION by Mr. Sessions seconded by Mr. Henderson with all in favor the public hearing was opened.
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Mr. Perry stated if you'll recall a few months ago this board approved a budget, which was the first step in the budget process, and subsequently tonight we're asking you to adopt the

budget. The major changes that you'll see are a couple of adjustments in regards to irrigation in field services and also café costs. Above that you'll see the cost share for Rivers Edge and those numbers have changed. What's happened is when we originally approved this budget the cost share allocation for Rivers Edge II and III was included in just Rivers Edge II and now that's been broken out so there's a cost share with Rivers Edge I, II and III, which is Mattamy, and the split is based upon the development units in each of those districts or each of those districts that are going to be formed.

A. Consideration of Resolution 2019-14, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2020

On MOTION by Mr. Sessions seconded by Mr. Henderson with all in favor Resolution 2019-14, relating to annual appropriations and adopting the budget for fiscal year 2020 was approved.

B. Consideration of Budget Funding Agreement with Mattamy Jacksonville, LLC

Mr. Perry stated this is a standard form agreement that has been in place for several years; it just goes along with this budget for the next fiscal year.

Ms. Gentry asked that the agreement be approved in substantial form to add the interlocal agreement as an exhibit to the funding agreement.

On MOTION by Mr. Sessions seconded by Mr. Henderson with all in favor the budget funding agreement with Mattamy Jacksonville, LLC was approved in substantial form.

On MOTION by Mr. Cowling seconded by Mr. Henderson with all in favor the public hearing was closed.

SIXTH ORDER OF BUSINESS

Ratification of Time Change for September 18, 2019 Public Hearing on Imposition of Special Assessments from 10:00 a.m. to 10:30 a.m.

On MOTION by Mr. Sessions seconded by Mr. Cowling with all in favor the change in time for the September 18, 2019 public hearing on the imposition of special assessments from 10:00 a.m. to 10:30 a.m. was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Gentry stated we have been tracking changes that have come out of the recent legislative session and how they impact the District's rules of procedures so we are working on updating those rules and you can expect to see those probably at the next meeting on the agenda and we will get a hearing set for rulemaking procedures on those.

B. District Engineer

Mr. Stilwell stated we are working with the county attorney on getting Rivers Edge II added to the traffic enforcement agreement in regards to golf carts so we will probably have some stuff for the next meeting regarding that.

C. District Manager – Discussion of the Meeting Schedule for Fiscal Year 2020

On MOTION by Mr. Sessions seconded by Mr. Henderson with all in favor the Fiscal Year 2020 meeting schedule was approved as presented.

D. General Manager - Report

Mr. Jason Davidson stated I have a landscape maintenance proposal from VerdeGo to amend the services provided and total cost of \$21,768 with optional services specific to mulch and annuals, which would bring you to an \$33,249.29 annual cost. This is for the area of Longleaf Pine and Keystone Corners.

Mr. Sessions asked just for the entry or the whole road?

Mr. Cowling stated it's the improvements that were done on Longleaf and entry into Keystone Corners.

Mr. Beladi stated it basically changes the frequencies. Since they've changed to Bahia and St. Augustine and added irrigation it changes the scope of the contract.

Mr. Sessions stated we need to look at what the whole scope is and understand everything that you guys are doing and make sure we understand the areas and stuff like that.

On MOTION by Mr. Sessions seconded by Mr. Henderson with all in favor the proposal from VerdeGo for Longleaf Pine and Keystone Corners entryway was approved in substantial form with Supervisor Cowling to review the proposal further.

NINTH ORDER OF BUSINESS**Financial Reports****A. Balance Sheet and Income Statement****B. Consideration of Funding Request No. 11**

A copy of the funding request, in the amount of \$79,536.25 was included in the agenda package.

On MOTION by Mr. Sessions seconded by Mr. Henderson with all in favor Funding Request No. 11 was approved.

C. Check Register

The check register totaling \$101,152.39 was included in the agenda package.

On MOTION by Mr. Cowling seconded by Mr. Henderson with all in favor the check register was approved.

TENTH ORDER OF BUSINESS**Supervisors' Requests and Audience Comments**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – September 18, 2019 at 10:30 a.m. at the RiverTown Amenity Center

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Sessions seconded by Mr. Henderson with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

A.

RESOLUTION 2019-15

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING AN IMPROVEMENT PLAN FOR THE MASTER ASSESSMENT AREA; ADOPTING A MASTER IMPROVEMENT PLAN; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS ON THE MASTER ASSESSMENT AREA; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge II Community Development District (“**District**”) is a local unit of special-purpose government established by ordinance of the Board of County Commissioners of St. Johns County, Florida, and existing under and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”); and

WHEREAS, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

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

1. **AUTHORITY.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

The Master Improvement Plan

- a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements,

landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

- b. On July 22, 2019, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2019-13 (“**Declaring Resolution**”), and in doing so determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements described in the District’s *Master Improvement Plan*, dated September 18, 2019, attached hereto as **Exhibit A** and incorporated herein by reference (“**Master Improvement Plan**,” and the project described therein, the “**Project**”); and
- c. The plans and specifications for the Project are on file in the offices of the District Manager at c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092 (“**District Records Office**”); and

The Debt Assessment Process

- d. Also as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Project by levying special assessments (“**Debt Assessments**”) on specially benefited property within all of the District (i.e., “**Master Assessment Area**”); and
- e. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and
- f. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the District; and
- g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and
- h. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and
- i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and
- j. On September 18, 2019, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an “Equalization

Board;” and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

Equalization Board Additional Findings

- k. Having considered the estimated costs of the Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
 - i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Project as set forth in the Master Improvement Plan; (2) the cost of such Project be assessed against the lands specially benefited by such Project, and within the Master Assessment Area; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and
 - ii. The provision of said Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and
 - iii. The estimated costs of the Project are as specified in the Master Improvement Plan and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and
 - iv. It is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby in the Master Assessment Area, using the method determined by the Board and set forth in the *Master Special Assessment Methodology Report*, dated September 18, 2019 (“**Assessment Report**,” attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and
 - v. The Project benefits all developable property within the Master Assessment Area; and
 - vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to all parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and
 - vii. All developable property within the Master Assessment Area is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and
 - viii. The Debt Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and
 - ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and

- x. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefited properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, “**Bonds**”).

3. **AUTHORIZATION FOR PROJECT; ADOPTION OF MASTER IMPROVEMENT PLAN.** The Master Improvement Plan identifies and describes the infrastructure improvements to be financed in part with the Bonds, and sets forth the costs of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Master Improvement Plan in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

4. **ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the Project and the costs to be paid by the Debt Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the Master Assessment Area is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.** The Debt Assessments imposed on the parcels specially benefited by the Project within the Master Assessment Area, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District’s “**Improvement Lien Book.**” The Debt Assessments against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel, coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

- a. ***Supplemental Assessment Resolutions for Bonds.*** The lien for the Debt Assessments established hereunder shall be inchoate until the District issues Bonds. In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in one or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple series of Bonds each secured by one or more different assessment areas within the Master Assessment Area.
- b. ***Adjustments to Debt Assessments.*** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the

best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law.

- c. **Impact Fee Credits.** The District may or may not be entitled to impact fee credits as a result of the development of the Project, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used in the District's sole discretion as an offset for any acquisition of any portion of the Project, for completion of the Project, or otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When a project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the applicable project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. **PAYMENT OF DEBT ASSESSMENTS AND METHOD OF COLLECTION.**

- a. **Payment.** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest – beginning upon the issuance of the particular series of the Bonds (and after taking into account any capitalized interest periods), provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District.
- b. **Prepayment.** Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question), attributable to the property subject to Debt Assessments owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a discount equal to all or a part of the payee's proportionate share of the cost of the Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the Project, upon payment in full of any Debt Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.
- c. **Uniform Method; Alternatives.** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* ("Uniform Method"). The District has heretofore taken all required actions to comply

with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Debt Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

- d. ***Uniform Method Agreements Authorized.*** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.
- e. ***Re-amortization.*** Any particular lien of the Debt Assessments shall be subject to re-amortization where the applicable series of Bonds is subject to re-amortization pursuant to the applicable trust indenture and where the context allows.

9. ALLOCATION OF DEBT ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.

- a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.
- b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefitted lands within the Master Assessment Area. Such determination shall be made based on the language in this Resolution and/or the tests or other methods set forth in **Exhibit B** (if any), or any tests or methods set forth in a supplemental assessment resolution and corresponding assessment report. If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B** (or any supplemental resolution and report, as applicable), to the platted and site planned lands as well as the

undeveloped lands, then a debt reduction payment (“**True-Up Payment**”) in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District’s review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.

- c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units within the Master Assessment Area. To support the request, the affected landowner(s) shall provide the following evidence for the District’s consideration: a) proof of the amount of entitlements remaining on the undeveloped lands within the Master Assessment Area, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District’s reasonable discretion.
- d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.
- e. As set forth in any supplemental assessment resolution and/or supplemental assessment report for a specific series of Bonds, the District may assign a specific debt service assessment lien comprising a portion of the Debt Assessments to an assessment area comprised of specific unplatted lands which are less than all of the unplatted lands in the Master Assessment Area, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such specified lands in the assessment area have been and/or will be developed.

10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. If at any time, any real property on which Debt Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

11. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of St. Johns County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

12. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

14. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 18th DAY OF SEPTEMBER, 2019.

ATTEST:

**RIVERS EDGE II
COMMUNITY DEVELOPMENT DISTRICT**

Secretary

Chairman / Vice Chairman

Exhibit A: *Master Improvement Plan*, dated September 18, 2019

Exhibit B: *Master Special Assessment Methodology Report*, dated September 18, 2019

EXHIBIT A

**RIVERS EDGE II
COMMUNITY DEVELOPMENT DISTRICT
MASTER IMPROVEMENT PLAN REPORT**

Prepared for:

**BOARD OF SUPERVISORS
RIVERS EDGE II
COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

**PROSSER, INC.
13901 Sutton Park Drive South
Suite 200
Jacksonville, Florida 32224-0229**

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INTRODUCTION

The Development

RiverTown is a 4,176.53-acre mixed-use master planned development (the “**Development**” or “**RiverTown**”) located along the east bank of the St. Johns River, approximately thirty-three miles southwest of downtown Jacksonville in northwest St. Johns County, Florida. A map identifying the general location of the Development is attached as **Exhibit 1**.

The Development is an approved Development of Regional Impact (“DRI”), approximately 3,995 acres of which is the RiverTown Planned Unit Development. The balance of the Development is located in the RiverTown Planned Rural Development (“PRD”). Approved development within RiverTown generally consists of single and multi-family residential, commercial, retail, office, educational, light industrial, and various open space, recreational and park uses. The master development plan and the current expected land uses in the Development are further described in **Exhibit 2** to this report.

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

The Rivers Edge II Community Development District

The Development currently includes two community development districts, Rivers Edge Community Development District (“**Rivers Edge**”), established by Rule 42FFF-1, *Florida Administrative Code*, adopted by the Florida Land and Water Adjudicatory Commission in 2006, as subsequently amended, and Rivers Edge II Community Development District (“**Rivers Edge II**” or “**District**”), established by Ordinance No. 2018-26, by the Board of County Commissioners in and for St. Johns County on June 19, 2018, and effective as of June 22, 2018. For more information regarding Rivers Edge, please review the Rivers Edge CDD website at www.riversedgecdd.com, contact the professionals listed thereon or see **Exhibit 3** attached showing the District boundary.

PURPOSE AND SCOPE OF IMPROVEMENTS

Rivers Edge II was established for the purpose of financing or acquiring, constructing, maintaining and operating all or a portion of the infrastructure necessary for community development within and without the boundaries of the District. All these proposed improvements are presently contemplated in the approved St. Johns County RiverTown DRI.

What follows is a description of the master infrastructure improvements that comprise the District's Master Improvement Plan. A summary of the costs associated with each category of master improvements is attached hereto as Table 1.

Master Roadway Improvements

Major Collector Roadway – County Road 223 (Remaining Portion of Phase I & Phase II)

County Road 223 consists of approximately 3 miles of roadway to be completed in two phases. Phase I will consist of a two-lane undivided urban section with improvements for turn lanes at the north and south intersections. A portion of the Phase I improvements were completed by Rivers Edge CDD. This portion of Phase I improvements are not part of the District's Master Improvement Plan; however, completion of the remaining portion of County Road 223 is part of the Master Improvement Plan. Final construction has been put on hold pending further development within the District. Phase II will consist of constructing another two-lane urban section, with median, to complete the four-lane urban section with median.

Minor Collector Roadways – Keystone Corners

Keystone Corners will serve as a secondary access point into the RiverTown Development from CR244 (Longleaf Pine Parkway). It will extend to the west from the existing traffic signal located at CR 244 over to the existing intersection at Orange Branch Trail within the phase known as the "Garden District." This two-lane roadway will provide access to the development parcels to the north and south within this portion of the District. Multi-use paths for pedestrians, bicyclists and golf carts will run parallel to the roadway. Improvements in this category also include District-installed and maintained landscape and irrigation with reclaimed water. This improvement category also includes utility improvements that will serve as the major trunk line system throughout the District.

Master Drainage Improvements

The master drainage improvements for the District will be financed, designed and constructed by the District in accordance with the Conceptual Master Drainage Plan, which has been permitted by the St. Johns River Water Management District. This category represents all drainage work for the master infrastructure improvements as detailed in this Report. The District-wide stormwater system consists of wet detention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained and detention periods.

In general, the stormwater runoff will be collected via curb and gutter within the roads and conveyed into the ponds via inlet structures and pipes. The primary form of treatment will be wet detention pursuant to accepted design criteria. The pond control structures will consist of weirs for attenuation and bleed-down orifices sized to recover the treatment volume.

The stormwater system is designed such that post-development flow will generally mimic the flows from the site in a pre-development state. All areas within the District currently drain through onsite wetlands into the St. Johns River. As parcels within the District are developed, the detention ponds will temporarily detain stormwater runoff for treatment and then gradually discharge water in the same receiving waters. Ponds have been designed to provide attenuation of the 25-year/24-hour storm and provide treatment for a volume of runoff established by county, state and federal regulations.

This category includes stormwater collection systems (drainage inlets, pipes, etc.) and stormwater ponds that will support the collector and local roadways throughout the District. Conceptual master drainage improvements are shown on **Exhibit 4**.

Master Recreation

RiverClub Amenity

Serving as the anchor amenity along the banks of the St. Johns River, the RiverClub Amenity provides District residents with a unique amenity experience. The RiverClub Amenity features a 9,000 square foot building that houses a café, game room, restrooms and dining area. Other features include a zero-entry pool, riverfront boardwalk along the St. Johns River, kayak storage building, outdoor pavilion, playground, outdoor pavilion and fire pit. This amenity serves as the second facility within RiverTown for residents to enjoy outdoor recreational activities along the St. Johns River. Construction started on this facility in June 2016 and was completed in March 2018. The building is fully operational.

Neighborhood Pocket Parks

The District lands along the St. Johns River and existing preserved wetlands provide a unique experience for residents to engage in outdoor activities. In order to support the surrounding environmental benefits of the District, the Master Developer is designing neighborhood pocket parks that will consist of children's areas, recreational play fields, dog parks and trails. This category represents all work related to a minimum of 4 neighborhood pocket parks within District. Work may include hardscape (pavers, benches, shade pavilions, play features, etc.), landscape and irrigation improvements to serve the community within this improvement category. These neighborhood parks are part of the master recreation components and provide a special benefit to all residents in the District as master recreational amenities.

Future Amenity

Over the course of the development of the District, additional amenity facilities are anticipated to serve the residents of the District. This improvement category may include an amenity building, shade pavilion, pool, hardscape improvements, athletic courts, landscape, irrigation, play features or any such appurtenance that will serve as a future recreational amenity to the residents of the District.

Master Landscape

This category represents all work related to the community entry and landscaping along Longleaf Pine Parkway including new monumentation and signage at the east end of Keystone Corners. The entry feature at Keystone Corners will consist of small tower structures, walls, signage, lighting, lake fountains, landscaping and irrigation. This category also includes all future lands that will be owned and maintained by the District such as common areas, buffers and open spaces. All work related to the entry sequence is included within this description.

STATUS OF CONSTRUCTION

The Master Developer is moving forward with significant improvements within the District. The following table outlines the existing and proposed unit counts by approximate acreage and units.

<u>Proposed Land Use</u>	<u>Approximate Acreage</u>	<u>Units</u>
Existing RiverClub Amenity	20	
Future Residential	773	1,659
Recreation	16	
Other (Open Space/Drainage/Conservation)	174	
Total Units Rivers Edge II CDD	984*	1,659

*Acreage listed assumes completion of boundary amendment currently before the County.

The following table outlines the current status of the projects underway and planned within the District:

Rivers Edge II CDD Construction Project Status & Permit Approvals						
Project Description	Construction Completed to Date	Permit Status				
		Army Corps Of Engineers	St. Johns River WMD	St. Johns County DRC	FDEP Water & Sewer	FDOT
CR223	25%*	X	X	X	X	N/A
Keystone Corners	95%	N/A	X	X	X	N/A
Master Drainage	15%	X	X	X	N/A	N/A
KC Entry Feature	100%	N/A	X	X	N/A	N/A
CR 244 Landscape	50%	N/A	N/A	X	N/A	N/A
Neighborhood Pocket Parks	0%	N/A	0	0	N/A	N/A
RiverClub Amenity	100%	N/A	X	X	X	N/A
Future Amenity	0%	N/A	0	0	0	N/A

X- Permit Issued

N/A – Not applicable

0 - Not submitted

* - Represents portion of project previously completed through Rivers Edge.

OWNERSHIP & MAINTENANCE

The following is a brief summary of the anticipated operation and maintenance responsibilities for the improvements.

Improvement Projects	Ownership	Maintenance Responsibility
CR 223	SJC	SJC
Keystone Corners	SJC	SJC (CDD - landscaping & irrigation)
Master Drainage	CDD	CDD
KC Entry Feature	CDD	CDD
Mist Flower Dr from Keystone Corners to Watersong Entry Gates	CDD	CDD
Watersong Roads	Watersong HOA	Watersong HOA
Watersong Storm Ponds	CDD	CDD
CR 244 Landscape	SJC	CDD
Pocket Parks	CDD	CDD
RiverClub Amenity	CDD	CDD

*JEA will own and maintain the water, sewer and reuse facilities within the Development

BASIS FOR THE COST OPINION

The improvements contemplated in this Master Improvement Plan are currently in conceptual design, final design, under construction or have completed construction. For items where construction is complete (specifically the RiverClub, Keystone Corners, Keystone Corner Entry Feature), contract actuals have been included. For all other categories, Prosser, Inc., prepared opinions of probable costs based on the intent and status of each element as defined at its current level of design and construction. Opinions of cost are based on our experience with similar projects and represent a reasonable approximation pursuant to standard engineering practice. The cost numbers include several elements:

- Construction cost.
- Design fee including engineering, landscape and hardscape, architectural, and sub consultants such as surveyors, environmental consultants and geotechnical engineers.
- Contingency factor of 15%.
- Construction administration expenses.

The exact location of some of the improvements may be changed during approval and implementation. These changes will not diminish or alter the benefits to be received by the land, and any changes are expected to result in the land receiving the same or greater benefits.

This Master Improvement Plan has been prepared based upon both the previous and current regulatory criteria. Regulatory criteria will undoubtedly continue to evolve, and future changes may affect the implementation of this plan. If this occurs, future substantial changes should be addressed and included as addenda to the plan.

TABLE I
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF COST OPINIONS
September 18, 2019

Improvement Plan Category	Improvement Plan Opinion of Costs (\$) *	Notes
Master Drainage & Stormwater Management	\$3,770,357.63	Stormwater ponds
Master Transportation	\$14,315,654.47	CR 223, Spine Road Ph 4 & 5
Master Landscape	\$1,150,000.00	Longleaf Pine Landscaping
Master Recreation	\$13,311,250.00	RiverClub, Amenity, Parks
Total RECDD II Master Improvement Opinion	\$32,547,262.11	

*Includes construction cost, design fees, construction administration expenses, and 15% contingency.

VICINITY MAP

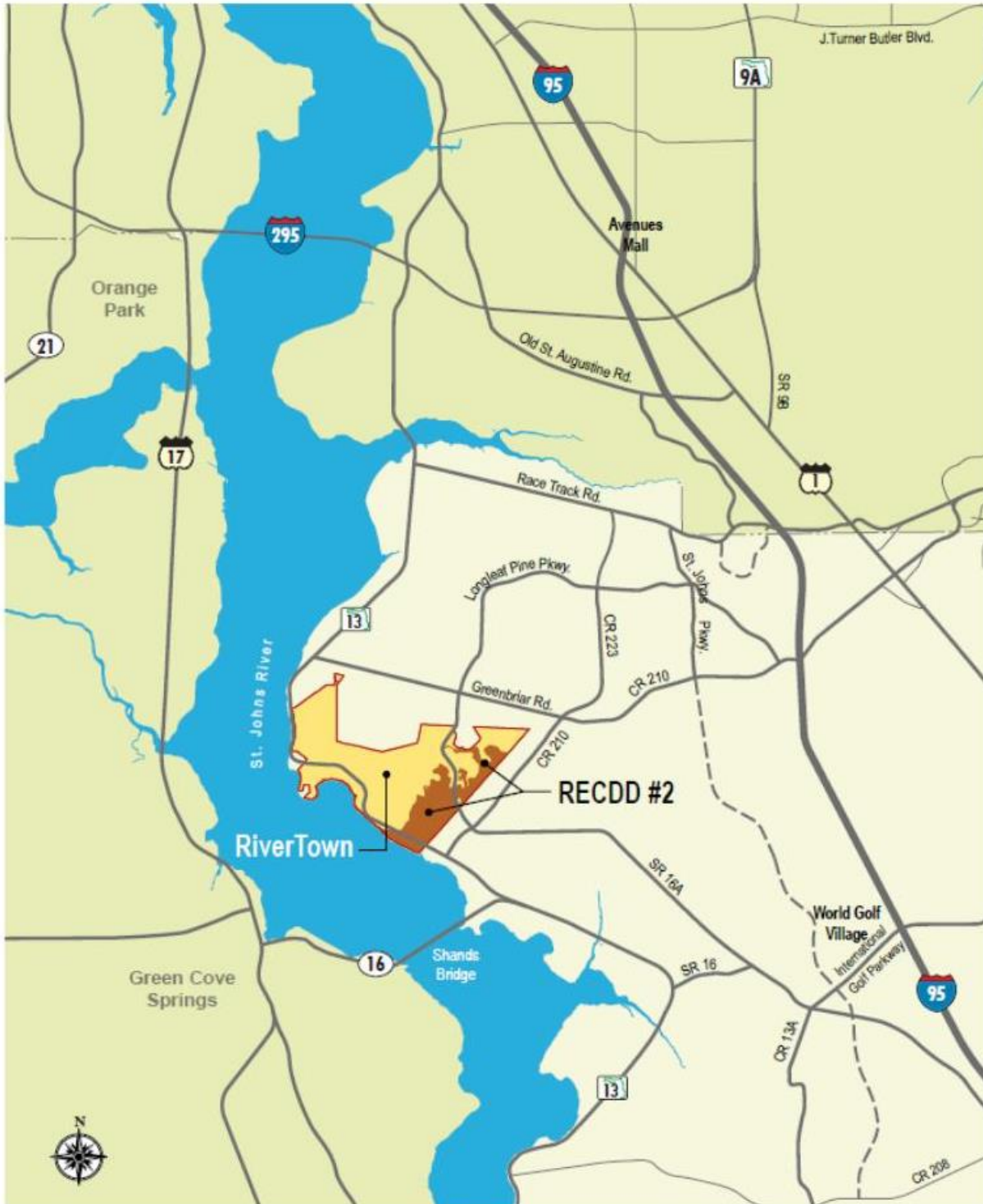


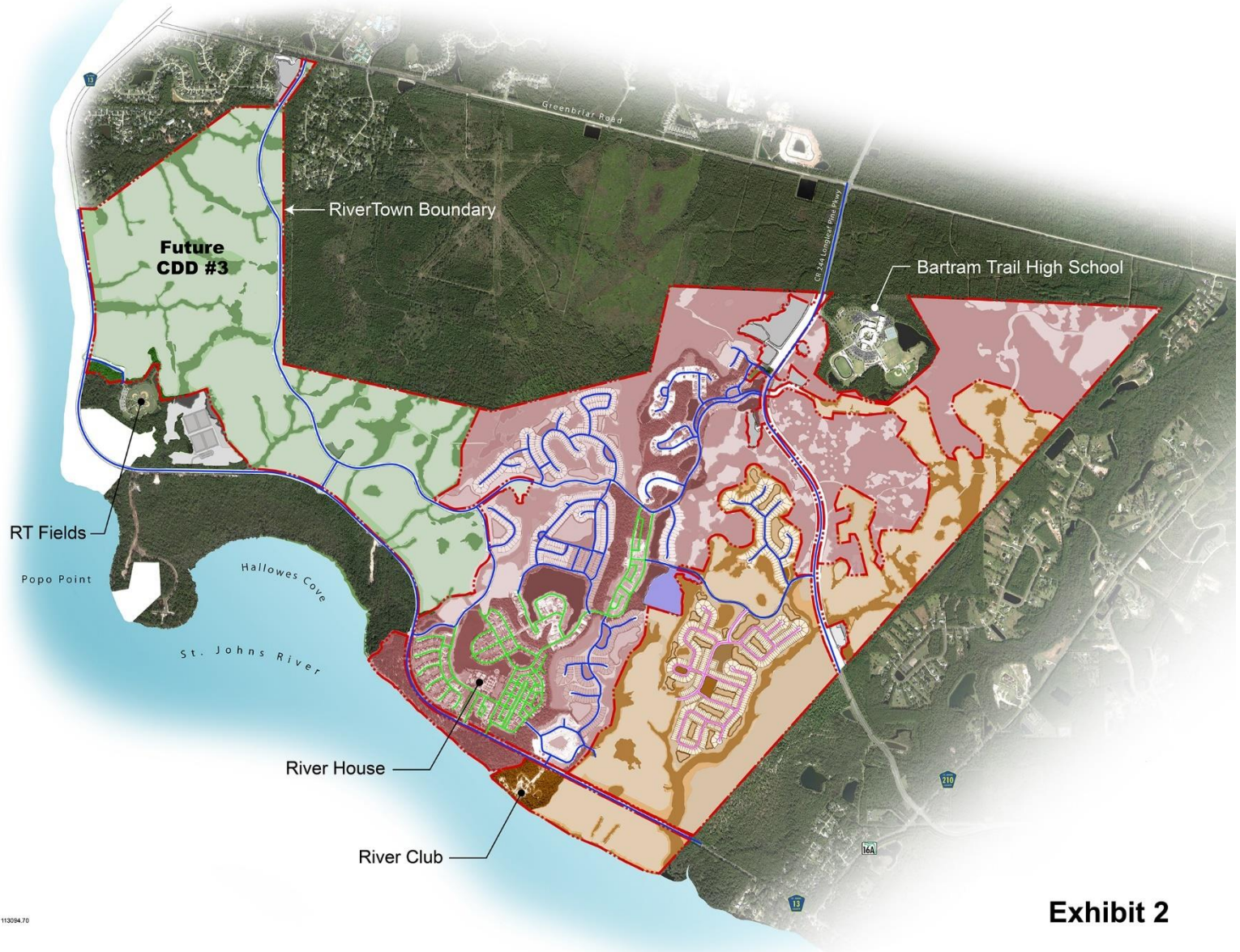
Exhibit 1

RIVERTOWN

Master Development Plan

LEGEND

- CDD Boundary
- SJC Road
- Watersong HOA Road
- CDD Road
- Rivers Edge CDD
- Rivers Edge II CDD
- Future CDD #3
- School Site



PROSSER


0 500' 1000' 2000' September 16, 2019 113094.70

Exhibit 2

RIVERTOWN

RECDD #2 Boundary

LEGEND

-  RECDD Boundary
 RECDD #2 Boundary

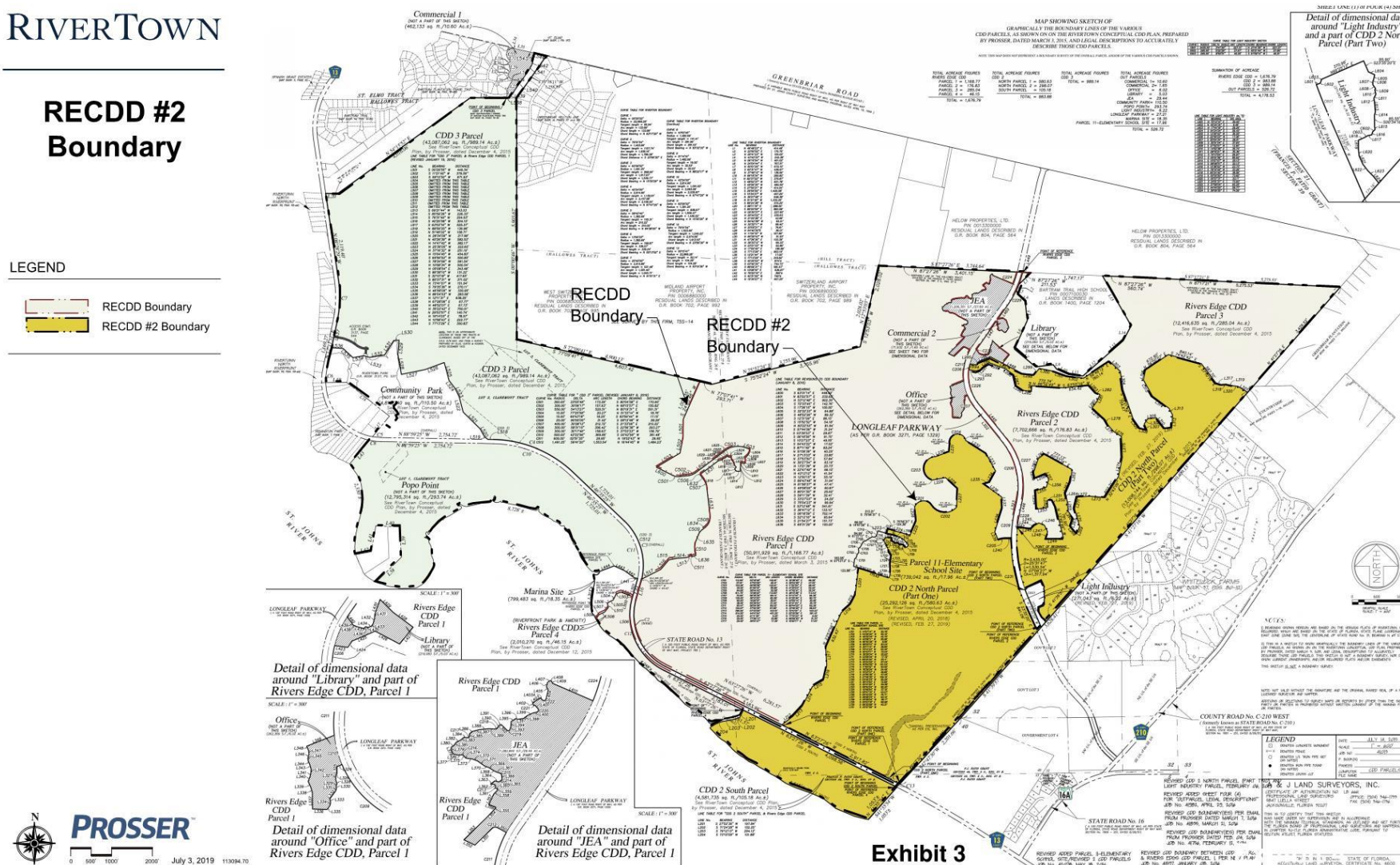


Exhibit 3

RIVERTOWN

mattamyHOMES

RE II CDD MASTER PLAN

LEGEND

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



EXHIBIT B

DRAFT

**RIVERS EDGE II
Community Development District**

Master Special Assessment Methodology Report

September 18, 2019

Prepared by

Governmental Management Services, LLC

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") provides a master assessment methodology for allocating the proposed debt to be incurred by the Rivers Edge II Community Development District ("Rivers Edge II CDD", "Rivers Edge II" or "District") to developable properties in the District and for allocating the benefit derived from the District's Master Improvement Plan (hereinafter defined) as described in the Master Improvement Plan Report (hereinafter defined) and corresponding par amount of bonds issued by the District to fund all or a portion of the Master Improvement Plan. The District's issuance of bonds and corresponding assessments to secure such bonds will fund infrastructure improvements that will allow the development of the property in the District. The methodology described herein allocates this debt to properties based upon the special benefits each receives from the infrastructure program. In this case, the property located within the District currently includes approximately 887 acres located in St. Johns County ("County"), Florida. Revisions to the boundaries of the District are anticipated to increase the total acreage of the District to approximately 984 acres; for purposes of this Report, it is assumed the District is 984 acres in size. This Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

1.2 Scope of the Report

This Report presents the master projections for financing the District's community infrastructure improvements described in the District's *Rivers Edge II Community Development District Master Improvement Plan Report*, dated September 18, 2019 (the "Engineer's Report" and the improvements described therein, the "Improvements" and the plan described therein, the "MIP" or "Master Improvement Plan"), developed by Prosser, Inc. (the "District Engineer"). This Report also describes the apportionment of the maximum benefits and special assessments resulting from the provision of the Improvements to the lands within the District.

This Report is intended to establish the necessary benefit and

fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the Master Improvement Plan. All such liens shall be within the benefit limits established herein, shall use the allocation methodology described herein, and shall be described in one or more supplemental reports.

1.3 Special Benefits and General Benefits

The Improvements undertaken by the District create both general benefits to the public at large, as well as special and peculiar benefits to the property within its borders, different in kind and degree than the general benefits.

As discussed within this Report, the general benefits to the public at large are incidental in nature and are readily distinguishable from the special and peculiar benefits that accrue to property within the District. The Improvements enable properties within the District boundaries to be developed. Without the Improvements, there would be no infrastructure to support development of land within the District and regulations and other laws would also prohibit development of property within the District.

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of the Improvements. However, these are incidental to the Master Improvement Plan, which is designed specifically to provide special benefits peculiar to property within the District. Properties outside the District do not depend upon the District's Master Improvement Plan to obtain or maintain their development entitlements. This fact alone clearly distinguishes the special benefits that District properties receive from the benefits received by properties lying outside of the District's boundaries. Even though the exact value of the benefits provided by the Improvements is difficult to estimate at this point, it is nevertheless greater than or equal to the costs associated with providing same.

1.4 Organization of this Report

Section Two describes the development program as proposed by the Developer.

Section Three provides a summary of the District Master Improvement Plan as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the Assessment Methodology.

2.0 Development Program for Rivers Edge II

2.1 Overview

RiverTown is a 4,176.53-acre mixed-use master planned development (the "Development" or "RiverTown"), located within St. Johns County, Florida. The Development is an approved Development of Regional Impact ("DRI"), approximately 3,995 acres of which is the RiverTown Planned Unit Development. The Rivers Edge II CDD is a component of the overall development program for the community. The proposed land use within the District is consistent with St. Johns County Land Use and Comprehensive Plans. **Table 1** includes the Land Use in the District.

2.2 The Development Program

The Rivers Edge II portion of the greater RiverTown development is anticipated to consist of approximately 1,059 single-family residential homes and 600 townhomes totaling 1,659 residential units. **Table 2** includes the Development Plan contemplated within the District.

3.0 The Capital Improvement Program for Rivers Edge II

3.1 Engineer's Report

The Improvements to be funded by the Rivers Edge II CDD are determined by the District Engineer in the Engineer's Report. Only infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes, was included in these estimates; furthermore, there may be other public infrastructure improvements delivered or owned by the District that are not included within the Engineer's Report. **Table 3** includes the Infrastructure Cost Estimates by category.

3.2 Master Improvement Plan

The proposed Improvements to serve the District consist of certain master drainage and stormwater improvements, roadway improvements, landscaping improvements, and recreation improvements. The Improvements will represent a system of improvements that will provide special benefit to all lands within the District.

At the time of this writing, the total costs of the District's Master Improvement Plan are projected to be approximately \$32,547,262, including construction costs, design fees, contingency costs, and construction administrative expenses.

4.0 Financing Program for Rivers Edge II

4.1 Overview

As noted above, the District is embarking on a program of master improvements, which will facilitate the development of property within the District. Construction of certain Improvements may be funded by the Developer and acquired by the District under an agreement between the District and the Developer or may be funded directly by the District. The structure of financing presented below is preliminary and subject to change.

It is currently contemplated that the District will finance all or a portion of its Improvements with Special Assessment Bonds. The preliminary financing plan for the District, described more fully in **Table 4**, anticipates the issuance of Special Assessment Bonds in the principal par amount of \$ 41,375,000, in one or more series, to fund all or a portion of the District's Master Improvement Plan.

4.2 Types of Special Assessment Bonds Proposed

The preliminary sizing of the Special Assessment Bonds assumes an issuance date of January 1, 2020. Special Assessment Bonds are anticipated to be repaid with no more than thirty principal installments commencing on May 1, 2023 with interest paid semiannually every May 1 and November 1 commencing May 1, 2020. Included with the bond funding is a provision for approximately two years of capitalized interest, through 5/1/2022.

As projected in the current master financing plan shown in **Table 4**, in order to finance all or a portion of the District's Master Improvement Plan, the District will need to potentially incur indebtedness in the total par amount of approximately \$41,375,000.

The difference between the amount of bond debt and the cost of the Master Improvement Plan is comprised of costs of issuance, an underwriter's discount, capitalized interest costs through 5/1/2022, a debt service reserve fund equal to the maximum annual debt service and rounding.

Preliminary sources and uses of funding are presented in **Table 4** in the Appendix.

Please note that the structure of the Special Assessment Bonds is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as other reasons. The District maintains complete flexibility as to the structure of the Special Assessment Bonds.

5.0 Assessment Methodology

5.1 Overview

Special Assessment Bonds provide the District with funds to construct and/or acquire the MIP outlined in *Section 3.2*. These Improvements lead to special and general benefits, with special benefits accruing to the properties within the boundaries of the District and general benefits accruing to properties outside the District, which are only incidental in nature. The debt incurred in financing the Improvements will be paid off by assessing properties that derive special and peculiar benefits from the proposed Improvements. All developable properties that receive special benefits from the District's MIP will be assessed.

5.2 Assigning Debt

The current development plan for the District projects construction of infrastructure for approximately 1,059 single family units and 600 townhomes; however, the planned unit numbers and land use types may change.

The Improvements provided by the District are anticipated to include roadway improvements, drainage and storm water management improvements, landscaping improvements and recreation improvements. All residential development within the District will benefit from all infrastructure improvement categories, as the Improvements provide basic infrastructure to all residential lands within the District and benefit all residential lands within the District as an integrated system of improvements. The benefit to units will be allocated on an equivalent residential unit ("ERU") basis, based on the relative front footage of each single-family residential unit. A 60'-69' lot is utilized as the basis of one ERU. The current development program provides for lots ranging from 30' to 80' plus. Each of these lots is assigned an ERU factor based on the benefit it receives relative to a 60'-69' lot. For example, a 70' lot would have an ERU of 1.25. The townhomes product is assigned an ERU factor of 0.33, which is equal to that of a 20' conceptual lot.

As the provision of the above listed Improvements by the District will make the lands in the District developable, the land will become more valuable to property owners within the District. The increase in the value of the land provides the logical benefit of Improvements that accrues to the developable parcels within the District.

Prior to platting, the assessments will be levied on all lands within the District based on the approved site plan on an equal acreage basis within each parcel, because at that juncture, every acre will benefit equally from the Improvements. As lands are platted, the first platted lots will be assigned debt and related assessments based upon the front footage of each lot in accordance with **Table 5**.

The debt incurred by the District to fund the Improvements is allocated to the properties receiving special benefits on the basis of development intensity and density. The responsibility for the repayment of the District's debt through assessments will ultimately be distributed in proportion to the special benefit peculiar to the land within the District, based on each of the ERU categories. For the purpose of determining the special benefit accruing to the lands within the District, the proposed Improvement costs have been allocated based on each lot's ERU factor.

5.3 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3, Special Benefits and General Benefits*, Improvements undertaken by the District create special and peculiar benefits to properties within the District, and accrue to all assessable properties on an ERU basis.

The special and peculiar benefits resulting from each Improvement undertaken by the District are:

- a. Master Drainage and Stormwater Improvements result in special and peculiar benefits such as the added use of the property, added enjoyment of the property, and likely increased marketability of the property.
- b. Master Roadway Improvements result in special and peculiar benefits such as the added use of the property, access to the property, decreased insurance premiums, added enjoyment of the property, and likely increased marketability of the property.
- c. Master Landscape Improvements result in special and peculiar benefits such as the added use of the property, and likely increased marketability and value of the property.
- d. Master Recreation Improvements result in special and peculiar benefits such as the added enjoyment of the property, and likely increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but cannot yet be calculated and assessed in terms of numerical value. However, the benefit from the Improvements financed by the bonds and paid for by the assessments equals or exceeds the amount of such assessments.

5.4 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the Improvements is delineated in **Table 5** (expressed as Allocation of Total Par Debt).

The determination has been made that the non-ad valorem special assessments are fairly and reasonably apportioned because the apportionment is based on the special and peculiar benefits each development type receives from the acquisition and/or construction of the District's Improvements.

Accordingly, no property within the boundaries of the District will be liened for the payment of any non-ad valorem special assessment greater than the determined value of the special benefit peculiar to that property.

In accordance with the benefit allocation in **Table 5**, a Total Par Debt per Unit has been calculated for each single-family unit based upon the front foot of each lot. For townhomes an ERU basis was established based on the relative benefit afforded compared to a conceptual 20' lot. This amount represents the preliminary anticipated per-unit debt allocation, assuming (1) all anticipated units are built and sold in the planned development, and (2) the entire proposed MIP is developed or acquired and financed by the District.

Prior to platting, properties within the District projected to contain various development units may be sold from time to time. At the time of such sale, debt and assessments will be assigned to the parcel based on the maximum number and type of development units allocated by the Developer to that parcel, subject to review by the District's methodology consultant to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the parcel will be responsible for the total assessments assigned to the parcel at the time of the sale, regardless of the total number of development units ultimately platted.

5.5 True-Up Mechanism

To ensure that the District's debt will be equitably allocated to unsold acres, to ensure that the non-ad valorem special assessments will continue to be constitutionally lienable on the property, and to ensure that there will always be sufficient development potential remaining in the undivided property to ensure payment of debt service after a plat or site plan approval, the following test will be applied:

The debt per acre remaining on any unplatted developable land shall not increase above its maximum debt-per-acre level. Prior to platting, the maximum level of debt per acre is calculated as the total amount of debt for the District's MIP divided by the number of assessable and developable acres in the District. In this case, it is \$41,375,000 divided by 984 acres, equaling \$42,048 per acre, assuming successful completion of the boundary amendment process. Once a site plan for a portion of the development is completed, the acreage for the remaining unplatted or unplanned land will be adjusted and the calculation of debt per acre will be adjusted accordingly. Thus, if the initial debt level is \$42,048 per acre, every time a plat or site plan approval is presented, the debt on the land remaining after the plat or site plan approval must remain at or below \$42,048 per acre. If it does not, then in order for the Developer to receive a plat or site plan approval from the County, the Developer must agree that the District will require a density reduction (or "true-up") payment so that the \$42,048 per-acre debt level is not exceeded. The District can consider the abatement of a true-up where the remaining land is reasonably expected to be developed in a manner to support the remaining debt assessments. The District may rely on a certificate from the District Engineer to determine whether it will abate a true-up payment.

In summation, and as noted herein, the benefit from the MIP exceeds the special assessments levied on each parcel of property, and the special assessments are fairly and reasonably allocated across all benefitted properties. In the event the MIP is not completed, additional benefitted lands are added to the District and/or assessment area(s), or otherwise where required by law, the District may be required to reallocate the special assessments, and the District expressly reserves the right to do so. However, any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

5.6 Additional Stipulations

Certain financing, development, and engineering data was provided by members of District staff and/or Mattamy Jacksonville LLC, the developer of the District.

The allocation methodology described herein was based on information provided by those professionals. Governmental Management Services, LLC, makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report.

TABLE 1
Rivers Edge II
CDD
Land Use

Land Use :	Land Size (Gross Acres)	Percent of Total
Residential	773.00	78.64%
Wetlands, Open Space, Preservation Area, ROW	174.00	17.70%
Amenity Parks	36.00	3.66%
	<u>984.00*</u>	<u>100.00%</u>

*Assumes Boundary Amendment is Completed.

Information provided by Prosser, Inc., in the Master
Improvement Plan Report dated September 18, 2019.

Prepared By

Governmental Management Services, LLC

TABLE 2
Rivers Edge CDD
Planned Development Program
and ERU Allocations

<u>Development Type :</u>	<u>Number of Planned Units</u>	<u>ERU</u>	<u>Total ERU's</u>
Residential Single Family			
30' - 39' lot	172	0.58	100.33
40' - 49' lot	407	0.75	305.25
50' - 59' lot	204	0.92	187.00
60' - 69' lot	160	1.00	160.00
70' - 79' lot	75	1.25	93.75
80' + lot	41	1.42	58.08
Townhouses	600	0.33	198.00
Total	<u>1,659</u>		<u>1,102.42</u>

Note: Based on relative front footage for the lot. Example: A 70' lot is calculated by dividing 75' by 60' for 1.25 ERU.
This provides for a relative ERU basis for the lots in the 70'-79' range. Townhomes are based on a 20' relative lot product.

Prepared By
Governmental Management Services, LLC

TABLE 3
Rivers Edge II CDD
Infrastructure Cost Estimates

<u>Infrastructure Improvements :</u>	<u>Total Cost Estimates</u>
Master Drainage and Stormwater Management	\$3,770,358
Transportation	\$14,315,654
Landscape	\$1,150,000
Recreation	\$13,311,250
Total	<u><u>\$32,547,262</u></u>

Information provided by Prosser, Inc., in the Master Improvement Plan Report dated September 18, 2019.

Prepared By
Governmental Management Services, LLC

TABLE 4
Rivers Edge II CDD
Financing Estimates

	Preliminary Bond Sizing
Construction / Acquisition Requirements	\$32,547,262
Debt Service Reserve Fund (1)	\$2,846,823
Capitalized Interest (2)	\$4,551,250
Cost of Issuance (3)	\$600,000
Underwriters Discount	\$827,500
Rounding	\$2,165
Total Par	<u><u>\$41,375,000</u></u>

Principal Amortization Installments	30
Estimated Rate	5.50%
Estimated Par Amount	\$41,375,000
Estimated Maximum Annual Debt Service	\$5,693,646

- (1) The DSRF is based on maximum annual debt service.
 (2) Interest capitalized to 5/1/2022.
 (3) Does not include Underwriter's Discount of 2%.
 (4) Provided by MBS Capital Markets, LLC.

Prepared By
 Governmental Management Services, LLC

TABLE 5
Rivers Edge II CDD
Determination of Construction Improvements
Benefit and Par Debt Allocations

Development Type :	<u>Number of Planned Units</u>	<u>ERU's Benefit Per Unit</u>	<u>Total ERU's</u>	<u>Allocation of Construction Costs</u>	<u>Allocation of Total Par Debt</u>	<u>Benefit per Unit</u>	<u>Allocation of Maximum Net Annual Debt Service</u>	<u>Debt Service Assessments per Unit Net</u>
Residential Single Family								
30' - 39' lot	172	0.58	100.33	\$2,962,197	\$3,765,629	\$21,893	\$259,096	\$1,506
40' - 49' lot	407	0.75	305.25	\$9,012,066	\$11,456,393	\$28,148	\$788,262	\$1,937
50' - 59' lot	204	0.92	187.00	\$5,520,905	\$7,018,331	\$34,404	\$482,899	\$2,367
60' - 69' lot	160	1.00	160.00	\$4,723,769	\$6,004,989	\$37,531	\$413,176	\$2,582
70' - 79' lot	75	1.25	93.75	\$2,767,834	\$3,518,548	\$46,914	\$242,095	\$3,228
80' + lot	41	1.42	58.08	\$1,714,827	\$2,179,936	\$53,169	\$149,991	\$3,658
Townhouses	600	0.33	198.00	\$5,845,664	\$7,431,174	\$12,385	\$511,305	\$852
Total	<u>1,659</u>		<u>1,102.42</u>	<u>\$32,547,262</u>	<u>\$41,375,000</u>		<u>\$2,846,823</u>	

1) Total Construction Costs:	\$32,547,262
2) Total Par Debt :	\$41,375,000
3) Maximum annual debt service:	\$2,846,823

Prepared By
Governmental Management Services, LLC

TABLE 6
Rivers Edge II CDD
Assessment Area
Lands

Legal description for the Rivers Edge II Assessment Area is attached along with a map depicting such area.

Attachments:

- 1. A legal description of assessment lands within the District subject to the Infrastructure lien.**
- 2. Map of Rivers Edge II boundaries.**

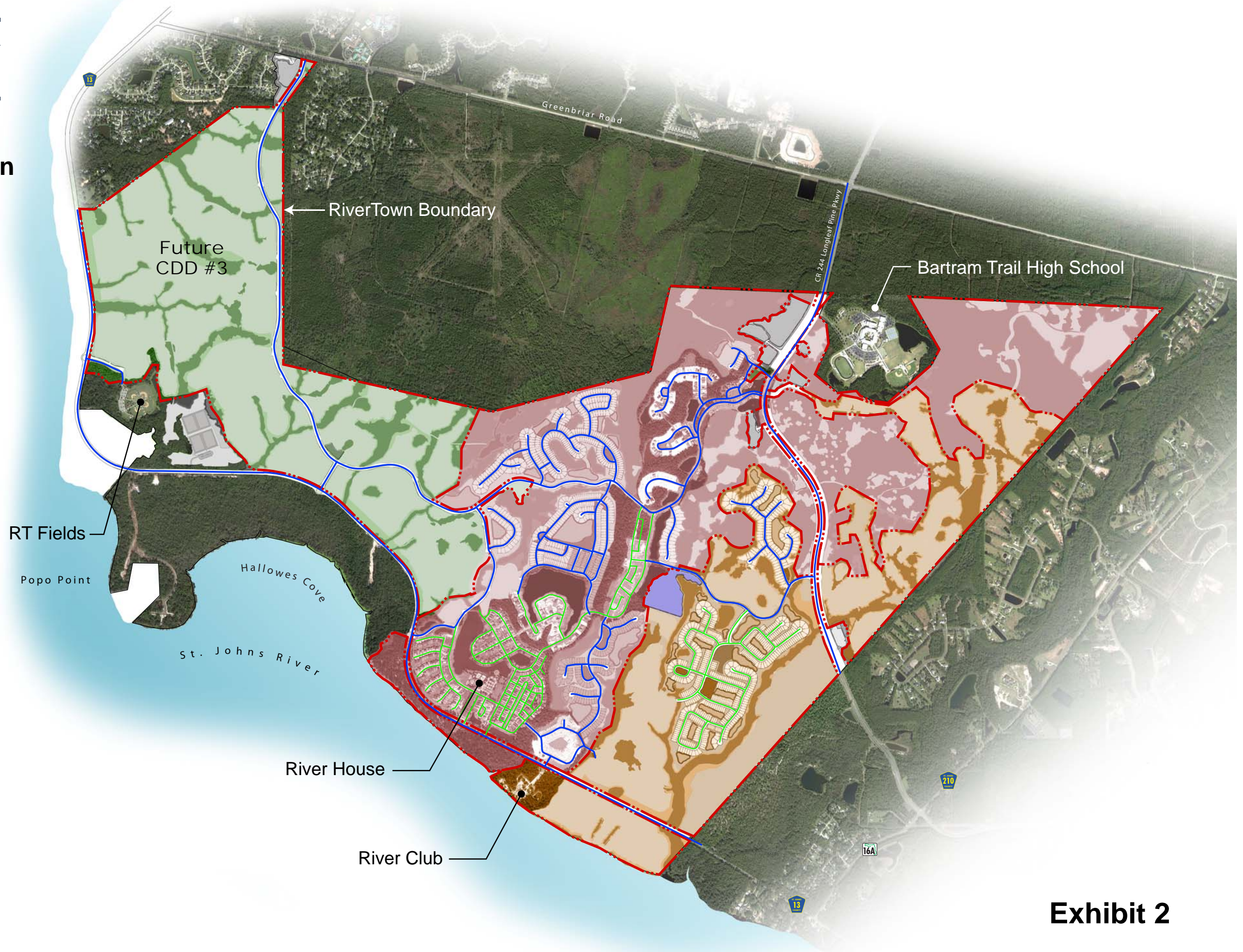
RIVERTOWN

mattamyHOMES

Master Development Plan

LEGEND

- CDD Boundary
- SJC Road
- CDD Road
- Rivers Edge CDD
- Rivers Edge II CDD
- Future CDD #3
- School Site



PROSSER

0 500' 1000' 2000' July 3, 2019 113094.70

Exhibit 2

**METES AND BOUNDS DESCRIPTION OF
THE DISTRICT BOUNDARY, AS AMENDED**

A & J Land Surveyors, Inc.

5847 Luella Street
Jacksonville, Florida 32207
Telephone (904) 346-1733 Fax (904) 346-1736
Jon Bowan, PLS Jeff Ward, PLS

CDD 2 North Parcel (Part One)
Legal Description
Revised May 19, 2016

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the intersection of the northerly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785), with the easterly monumented line of said Frances P. Fatio Grant, Section 39, Township 5 South, Range 27 East, and run thence, along the aforesaid said northerly Right of Way line of STATE ROAD No. 13, the following two (2) courses and distances:

Course No. 1: run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 22,968.28 feet, through a central angle of 00°20'02" to the left, an arc distance of 133.89 feet, to point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°17'25" West, 133.89 feet;

Course No. 2: run thence, North 63°27'26" West, along last said tangency, a distance of 3,097.61; thence departing from aforesaid northerly Right of Way line of STATE ROAD No. 13, run the following ten (10) courses and distances:

Course No. 1: run thence, North 52°12'30" East, a distance of 337.34 feet, to a point;
Course No. 2: run thence, North 43°00'14" East, a distance of 340.19 feet, to a point;
Course No. 3: run thence, North 27°38'47" East, a distance of 540.78 feet, to a point;
Course No. 4: run thence, North 59°45'43" East, a distance of 312.12 feet, to a point;
Course No. 5: run thence, North 12°39'39" East, a distance of 376.82 feet, to a point;
Course No. 6: run thence, North 03°30'59" West, a distance of 427.45 feet, to a point;
Course No. 7: run thence, North 23°57'56" East, a distance of 932.43 feet, to a point;
Course No. 8: run thence, North 48°02'01" East, a distance of 302.22 feet, to a point;
Course No. 9: run thence, North 27°34'13" East, a distance of 248.54 feet, to a point;
Course No. 10: run thence, North 07°09'39" East, a distance of 674.95 feet, to a point,
on the southerly line of "Parcel 11- Elementary School Site", as per the Sketch and Legal prepared by this Firm, dated April 28, 2016; run thence, along the southerly and easterly boundary of said "Parcel 11 - Elementary School Site", the following thirty-four (34) courses and distances:

Course No. 1: run thence, South 71°41'33" East, a distance of 775.63 feet, to a point;
Course No. 2: run thence, North 33°37'29" East, a distance of 62.40 feet, to a point;
Course No. 3: run thence, North 06°30'58" East, a distance of 40.31 feet, to a point;
Course No. 4: run thence, North 00°03'18" West, a distance of 68.98 feet, to a point;
Course No. 5: run thence, North 05°58'04" East, a distance of 38.17 feet, to a point;
Course No. 6: run thence, North 08°08'34" West, a distance of 93.10 feet, to a point;
Course No. 7: run thence, North 09°42'05" East, a distance of 76.71 feet, to a point;
Course No. 8: run thence, North 05°07'10" West, a distance of 43.27 feet, to a point;
Course No. 9: run thence, North 15°48'54" East, a distance of 37.19 feet, to a point;
Course No. 10: run thence, North 09°54'54" East, a distance of 82.20 feet, to a point;
Course No. 11: run thence, North 32°10'30" West, a distance of 50.58 feet, to a point;
Course No. 12: run thence, North 36°15'54" West, a distance of 72.68 feet, to a point of curvature, of a curve, leading northeasterly;

Course No. 13: run thence, northeasterly, along and around the arc of a curve, being concave easterly, and having a radius of 25.00 feet, through a central angle of 39°51'27" to the right, an arc distance of 17.39 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 16°20'11" West, 17.04 feet;

Course No. 14: run thence, North 03°35'33" East, along last said tangency, a distance of 55.29 feet, to a point;

Course No. 15: run thence, North 27°46'35" West, a distance of 159.19 feet, to a point;

Course No. 16: run thence, North 23°56'36" West, a distance of 57.05 feet, to a point;
Course No. 17: run thence, North 15°33'10" West, a distance of 49.85 feet, to a point;
Course No. 18: run thence, South 78°39'24" East, a distance of 24.49 feet, to a point;
Course No. 19: run thence, North 11°59'52" East, a distance of 50.59 feet, to a point;
Course No. 20: run thence, South 90°00'00" East, a distance of 151.53 feet, to a point;

Course No. 21: run thence, South 05°24'52" West, a distance of 67.04 feet, to a point;
Course No. 22: run thence, North 68°26'00" East, a distance of 25.11 feet, to a point;
Course No. 23: run thence, South 03°06'04" East, a distance of 17.72 feet, to a point;
Course No. 24: run thence, South 36°29'04" East, a distance of 22.83 feet, to a point;
Course No. 25: run thence, South 50°43'11" East, a distance of 72.64 feet, to a point;
Course No. 26: run thence, North 72°12'33" East, a distance of 53.45 feet, to the point of curvature, of a curve, leading southeasterly;

Course No. 27: run thence, southeasterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 25.00 feet, through a central angle of 77°36'13" to the right, an arc distance of 33.86 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 68°59'20" East, 31.33 feet;

Course No. 28: run thence, South 30°11'14" East, along last said tangency, a distance of 38.85 feet, to a point;

Course No. 29: run thence, South 88°25'01" East, a distance of 83.24 feet, to the point of a non tangential curve, leading easterly;

Course No. 30: run thence, easterly, along and around the arc of a curve, being concave southerly, and having a radius of 25.00 feet, through a central angle of 21°11'35" to the right, and arc distance of 9.25 feet, to the point of tangency of last said

curve, said arc being subtended by a chord bearing and distance of South 77°16'23" East, 9.20 feet;

Course No. 31: run thence, South 66°40'36" East, along last said tangency, a distance of 8.56 feet, to a point;

Course No. 32: run thence, South 40°08'11" East, a distance of 55.96 feet, to a point;

Course No. 33: run thence South 48°32'04" East, a distance of 42.75 feet, to a point;

Course No. 34: run thence, North 54°28'40" East, a distance of 62.15 feet, run thence, North 14°57'14" East, a distance of 30.79 feet, to a point, which lies 62.00 feet southerly of, the most northerly line of that 53 foot wide easement, dedicated to Peoples Gas System, and recorded in Official Records Book 3150, page 578 of the Public Records of St. Johns County, Florida, and also being the northerly line of that 53 foot wide easement dedicated to JEA, and recorded in Official Records Book 3131, page 483, of the Public Records of said St. Johns County, Florida; run thence, parallel with and concentric to, and 62 feet southerly of the northerly line of last said two (2) easements, the following two (2) courses and distances:

Course No. 1: run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 514.50 feet, through a central angle of 44°41'04" to the left, an arc distance of 401.25 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 53°35'59" West, 391.16 feet;

Course No. 2: run thence, North 75°56'31" West, along last said tangency, a distance of 213.21 feet, to a point; thence departing from aforesaid line, run the following twenty-three (23) courses and distances:

Course No. 1: run thence, North 14°03'30" East, a distance of 108.94 feet, to a point;

Course No. 2: run thence, South 74°33'07" East, a distance of 562.46 feet, to a point;

Course No. 3: run thence, North 23°01'26" East, a distance of 378.93 feet, to a point;

Course No. 4: run thence, North 05°59'33" West, a distance of 343.45 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 5: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 239.56 feet, through a central angle of 124°52'14" to the right, an arc distance of 522.09 feet, to the point of reverse curvature, of a curve continuing easterly, last said arc being subtended by a chord bearing and distance of North 85°05'05" East, 424.73 feet;

Course No. 6: run thence easterly, along and around the arc of a curve, being concave northerly, and having a radius of 376.68 feet, through a central angle of 107°24'34" to the left, an arc distance of 706.15 feet, to a point, last said arc being subtended by a chord bearing and distance of South 86°11'06" East, 607.19 feet;

Course No. 7: run thence, North 02°54'47" East, along a non-tangent line, a distance of 451.50 feet, to a point;

Course No. 8: run thence, North 47°44'50" West, a distance of 397.82 feet, to a point;

Course No. 9: run thence, South 79°35'12" West, a distance of 338.27 feet, to a point of curvature, of a non-tangent curve, leading northerly;

Course No. 10: run thence northerly, along and around the arc of a curve, being concave easterly, and having a radius of 295.05 feet, through a central angle of 158°05'24" to the right, an arc distance of 814.09 feet, to the point of tangency, of a non-tangent curve, last said arc being subtended by a chord bearing and distance of North 08°21'00" East, 579.34 feet;

Course No. 11: run thence, North 70°01'49" East, along last said non-tangent line, a distance of 358.05 feet, to a point;

Course No. 12: run thence, North 05°42'53" East, a distance of 192.02 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 13: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 197.27 feet, through a central angle of 178°06'21" to the right, an arc distance of 613.22 feet, to the point of tangency, of a non-tangent curve, last said arc being subtended by a chord bearing and distance of North 78°15'46" East, 394.49 feet;

Course No. 14: run thence, South 57°46'35" East, a distance of 587.65 feet, to a point;

Course No. 15: run thence, South 28°33'27" East, a distance of 495.97 feet, to a point;

Course No. 16: run thence, South 28°39'55" West, a distance of 310.12 feet, to a point;

Course No. 17: run thence, South 73°27'16" West, a distance of 147.61 feet, to a point;

Course No. 18: run thence, South 54°17'33" East, a distance of 536.88 feet, to a point;

Course No. 19: run thence, South 03°08'19" East, a distance of 279.38 feet, to a point;

Course No. 20: run thence, South 17°38'48" West, a distance of 605.51 feet, to a point;

Course No. 21: run thence, South 24°09'05" East, a distance of 216.50 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 22: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 465.00 feet, through a central angle of 22°32'24" to the right, an arc distance of 182.93 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 79°19'39" East, 181.75 feet;

Course No. 23: run thence, South 89°24'09" East, a distance of 141.88 feet, to a point on the westerly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida; run thence, along the aforesaid westerly Right of Way line of LONGLEAF PARKWAY, run the following two (2) courses and distances:

Course No. 1: run thence southerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,565.00 feet, through a central angle of 24°41'08" to the left, an arc distance of 1,535.96 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 11°14'46" East, 1,524.11 feet;

Course No. 2: run thence, South 23°35'20" East, along last said tangency, a distance of 841.09 feet, to a point on the monumented easterly line of said Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida; run thence along said easterly line of said Francis P. Fatio Grant, Section 39, (and also being the easterly boundary of the RiverTown PUD), run the following two (2) courses and distances:

Course No. 1: run thence, South 41°44'03" West, a distance of 2,817.62 feet, to a point;

Course No. 2: run thence, South 42°47'40" West, a distance of 2,201.40 feet, to a point on the aforesaid northerly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785), and the POINT OF BEGINNING.

The lands thus described contains 25,292,126 square feet, or 580.63 Acres, more or less, in area.

RiverTown

CDD 2 North Parcel (Part Two)

Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point or Reference, Commence at the intersection of the monumented easterly line of said Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, with the easterly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, Florida, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida, and run thence, along the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, the following two (2) courses and distances:

Course No. 1: run thence, North 23°35'20" West, a distance of 773.66 feet, to the point of curvature, of a curve leading northerly;

Course No. 2: run thence, northerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,435.00 feet, through a central angle of 03°47'30" to the right, an arc distance of 227.311 feet, to the POINT OF BEGINNING, last said arc being subtended by a chord bearing and distance of North 21°41'35" West, 227.27 feet;

From the POINT OF BEGINNING, thus described, continue northerly, along the easterly Right of Way line of LONGLEAF PARKWAY, and continuing northerly, along and around the last said curve, having a radius of 3,435.00 feet, through a central angle of 25°31'47" to the right, an arc distance of 1,530.54 feet, to a point, last said arc being subtended by a chord bearing and distance of North 07°09'27" West, 1,517.94 feet; run thence, the following fifty-seven (57) courses and distances:

Course No. 1: run thence, South 86°51'22" East, a distance of 165.43 feet, to a point;

Course No. 2: run thence, North 87°27'25" East, a distance of 197.94 feet, to a point;

Course No. 3: run thence, North 45°01'16" East, a distance of 74.55 feet, to a point;

Course No. 4: run thence, North 59°03'17" East, a distance of 128.09 feet, to a point;

Course No. 5: run thence, South 68°51'10" East, a distance of 146.06 feet, to a point;

Course No. 6: run thence, South 25°57'32" East, a distance of 180.71 feet, to a point;

Course No. 7: run thence, South 15°57'23" West, a distance of 191.82 feet, to a point;

Course No. 8: run thence, North 86°22'14" East, a distance of 442.64 feet, to a point;

Course No. 9: run thence, North 13°49'49" West, a distance of 781.90 feet, to a point;

Course No. 10: run thence, North 26°34'55" West, a distance of 186.59 feet, to a point;

Course No. 11: run thence, South 88°47'09" West, a distance of 122.09 feet, to a point;

Course No. 12: run thence, South 02°39'03" East, a distance of 168.85 feet, to a point;

Course No. 13: run thence, South 79°47'07" West, a distance of 272.38 feet, to a point;

Course No. 14: run thence, North 03°20'11" West, a distance of 453.06 feet, to a point;

Course No. 15: run thence, North 70°43'23" East, a distance of 279.33 feet, to a point;

Course No. 16: run thence, North 16°19'31" East, a distance of 187.60 feet, to a point;

Course No. 17: run thence, North 24°19'13" West, a distance of 149.38 feet, to a point;

Course No. 18: run thence, South 68°51'10" West, a distance of 292.13 feet, to a point;

Course No. 19: run thence, North 13°38'12" West, a distance of 149.11 feet, to a point;

Course No. 20: run thence, North 18°53'56" East, a distance of 352.75 feet, to a point;

Course No. 21: run thence, North 53°24'47" East, a distance of 191.55 feet, to a point;

Course No. 22: run thence, South 60°33'16" East, a distance of 777.13 feet, to a point;

Course No. 23: run thence, South 07°26'12" West, a distance of 305.56 feet, to a point;

Course No. 24: run thence, South 23°58'41" West, a distance of 302.77 feet, to a point;

Course No. 25: run thence, South 12°32'16" East, a distance of 202.43 feet, to a point;

Course No. 26: run thence, South 05°17'38" East, a distance of 238.14 feet, to a point;

Course No. 27: run thence, South 34°38'38" East, a distance of 224.18 feet, to a point;

Course No. 28: run thence, South 19°14'38" West, a distance of 200.00 feet, to a point;

Course No. 29: run thence, South 40°23'07" East, a distance of 230.60 feet, to a point;

Course No. 30: run thence, North 21°48'57" East, a distance of 189.20 feet, to a point;

Course No. 31: run thence, North 16°20'18" West, a distance of 453.02 feet, to a point;

Course No. 32: run thence, North 13°50'18" East, a distance of 293.96 feet, to a point;

Course No. 33: run thence, North 86°03'49" East, a distance of 302.70 feet, to a point;

Course No. 34: run thence, South 84°52'58" East, a distance of 380.67 feet, to a point;

Course No. 35: run thence, North 32°43'06" East, a distance of 602.21 feet, to a point;

Course No. 36: run thence, North 11°37'37" East, a distance of 479.70 feet, to a point;

Course No. 37: run thence, North 02°28'12" West, a distance of 509.85 feet, to a point;

Course No. 38: run thence, North 57°27'54" West, a distance of 225.81 feet, to a point;

Course No. 39: run thence, North 41°14'43" West, a distance of 198.93 feet, to a point;

Course No. 40: run thence, North 29°31'46" West, a distance of 167.20 feet, to a point;

Course No. 41: run thence, North 47°51'57" West, a distance of 426.59 feet, to a point;

Course No. 42: run thence, North 37°53'43" East, a distance of 187.83 feet, to a point;

Course No. 43: run thence, North 24°23'32" East, a distance of 192.89 feet, to a point;

Course No. 44: run thence, North 66°49'00" West, a distance of 104.59 feet, to a point;

Course No. 45: run thence, North 42°22'42" West, a distance of 252.67 feet, to a point;

Course No. 46: run thence, South 83°55'19" West, a distance of 634.42 feet, to a point;

Course No. 47: run thence, North 86°16'49" West, a distance of 772.74 feet, to a point;

Course No. 48: run thence, South 05°28'53" West, a distance of 140.09 feet, to a point;

Course No. 49: run thence, North 81°41'28" West, a distance of 199.18 feet, to a point;

Course No. 50: run thence, North 56°24'07" West, a distance of 208.85 feet, to a point;

Course No. 51: run thence, North 12°57'19" West, a distance of 269.86 feet, to a point;

Course No. 52: run thence, North 54°27'25" West, a distance of 251.38 feet, to a point;

Course No. 53: run thence, North 69°27'53" West, a distance of 427.89 feet, to a point;

Course No. 54: run thence, South 57°34'36" West, a distance of 146.07 feet, to a point;

Course No. 55: run thence, South 46°11'24" West, a distance of 132.45 feet, to a point;

Course No. 56: run thence, South 73°06'24" West, a distance of 101.89 feet, to a point;

Course No. 57: run thence, North 81°15'37" West, a distance of 178.41 feet, to a point on the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida, said point also being on the arc of a curve leading northeasterly; run thence northeasterly, along and around the arc of a curve, having a radius of 1,135.00 feet, through a central angle of 07°12'44" to the right, an arc distance of 142.87 feet, to a point, last said arc being subtended by a chord bearing and distance of North 10°22'28" East, 142.78 feet; thence departing from aforesaid easterly Right of Way line of LONGLEAF PARKWAY, run the following thirty-three (33) courses and distances:

Course No. 1: run thence, South 82°10'28" East, a distance of 161.71 feet, to a point;

Course No. 2: run thence, North 34°51'36" East, a distance of 94.78 feet, to a point;

Course No. 3: run thence, North 66°49'00" East, a distance of 306.09 feet, to a point;

Course No. 4: run thence, South 62°26'40" East, a distance of 885.62 feet, to a point;

Course No. 5: run thence, South 84°14'30" East, a distance of 293.57 feet, to a point;

Course No. 6: run thence, North 38°21'30" East, a distance of 198.18 feet, to a point;

Course No. 7: run thence, South 78°55'42" East, a distance of 374.19 feet, to a point;

Course No. 8: run thence, South 70°08'51" East, a distance of 334.88 feet, to a point;

Course No. 9: run thence, South 82°37'22" East, a distance of 405.56 feet, to a point;

Course No. 10: run thence, North 56°48'12" East, a distance of 760.14 feet, to a point;

Course No. 11: run thence, South 46°49'47" East, a distance of 365.43 feet, to a point;

Course No. 12: run thence, South 08°21'43" East, a distance of 450.94 feet, to a point;

Course No. 13: run thence, South 19°21'42" East, a distance of 754.67 feet, to a point;

Course No. 14: run thence, South 35°33'27" East, a distance of 280.59 feet, to a point;

Course No. 15: run thence, South 77°40'11" East, a distance of 178.16 feet, to a point;

Course No. 16: run thence, North 24°47'28" West, a distance of 155.66 feet, to a point;

Course No. 17: run thence, North 33°07'50" East, a distance of 149.27 feet, to a point;

Course No. 18: run thence, North 82°41'58" East, a distance of 213.86 feet, to a point;

Course No. 19: run thence, South 38°23'17" East, a distance of 332.83 feet, to a point;

Course No. 20: run thence, North 83°17'12" East, a distance of 176.85 feet, to a point;

Course No. 21: run thence, North 03°17'30" East, a distance of 303.94 feet, to a point;

Course No. 22: run thence, North 27°42'41" West, a distance of 184.93 feet, to a point;

Course No. 23: run thence, North 53°31'56" West, a distance of 505.15 feet, to a point;

Course No. 24: run thence, North 29°20'18" West, a distance of 455.13 feet, to a point;

Course No. 25: run thence, North 12°00'41" East, a distance of 246.00 feet, to a point;

Course No. 26: run thence, North 56°00'07" East, a distance of 672.90 feet, to a point;

Course No. 27: run thence, South 74°42'42" East, a distance of 840.14 feet, to a point;

Course No. 28: run thence, South 37°10'19" East, a distance of 587.70 feet, to a point;

Course No. 29: run thence, South 71°09'39" East, a distance of 145.31 feet, to a point;

Course No. 30: run thence, North 86°27'14" East, a distance of 133.42 feet, to a point;

Course No. 31: run thence, South 75°15'23" East, a distance of 108.54 feet, to a point;

Course No. 32: run thence, South 82°55'52" East, a distance of 166.38 feet, to a point;

Course No. 33: run thence, South 58°52'20" East, a distance of 282.11 feet, to a point on the monumented easterly line of said Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida; run thence along said easterly line of said Francis P. Fatio Grant, Section 39, (and also being the easterly line of the RiverTown PUD, the following two (2) courses and distances:

Course No. 1: run thence, South 41°27'16" West, a distance of 6,979.61 feet, to a point;

Course No. 2: run thence, South 41°39'57" West, a distance of 494.76 feet, to a point, on the Northerly line of those lands described in that Special Warranty Deed from Mattamy Jacksonville LLC to Southeastern RV & Boat Storage, LLC recorded in Official Records Book 4487, page 1408 of the Public Records of St. Johns County, Florida ;run thence, the following twenty-three (23) courses and distances:

Course No. 1: run thence, North 39°09'30" West, a distance of 74.59 feet, to a point;

Course No.. 2: run thence, North 44°44'00" West, a distance of 59.77 feet, to a point;

Course No. 3: run thence, North 37°58'04" West, a distance of 65.25 feet, to a point;

Course No. 4: run thence, North 24°01'21" West, a distance of 73.83 feet, to a point;

Course No. 5: run thence, North 05°57'31" West, a distance of 53.11 feet, to a point;

Course No. 6: run thence, North 00°00'50" West, a distance of 73.82 feet, to a point;

Course No. 7: run thence, North 66°24'40" East, a distance of 38.56 feet, to the Point of Curvature, of a curve, leading Northeasterly;

Course NO. 8: run thence, Northeasterly. along and around the arc of a curve, being concave Northwesterly, and having a radius of 295.00 feet, through a central angle of 08°50'51" to the left, an arc distance of 45.55 feet, to a point, last said arc being subtended by a chord bearing and distance of North 61°59'14" East, 45.51 feet;

Course No. 9: run thence, North 78°19'49" East, along a non-tangential line, a distance of 33.26 feet, to a point;

Course No. 10: run thence, North 15°38'52" East, a distance of 23.73 feet, to a point on the arc of a curve, leading Northeasterly;

Course No. 11: run thence, Northeasterly, along and around the arc of a curve, being concave Northwesterly, and having a radius of 295.00 feet, through a central angle of 05°22'29" to the left, an arc distance of 27.67 feet, to a point, last said arc being subtended by a chord bearing and distance of North 45°21'44" East, 27.66 feet;

Course No. 12: run thence, North 08°08'57" West, along a non tangential line, a distance of 22.13 feet, to a point;

Course No. 13: run thence, North 00°34'18" West, a distance of 95.55 feet, to a point;

Course No. 14: run thence, North 15°57'07" East, a distance of 25.13 feet, to a point;

Course NO. 15: run thence, North 05°01'56" West, a distance of 85.92 feet, to a point;

Course No. 16: run thence, North 10°13'04" West, a distance of 26.97 feet, to a point;

Course No. 11: run thence, North 28°19'21" East, a distance of 35.36 feet, to a point;

Course No. 12: run thence, North 14°52'38" West, a distance of 35.74 feet, to a point;

Course No. 13: run thence, North 27°52'01" East, a distance of 12.90 feet, to a point;

Course No. 14: run thence, North 35°51'04" West, a distance of 37.60 feet, to a point;

Course No. 15: run thence, North 00°54'34" East, a distance of 28.91 feet, to a point;

Course No. 16: run thence, North 22°49'23" East, a distance of 17.06 feet, to a point;

Course No. 17: run thence, North 12°29'42" East, a distance of 36.05 feet, to a point;

Course No. 18: run thence, North 64°24'24" West, a distance of 56.45 feet, to a point;

Course No. 19: run thence, North 23°35'20" West, a distance of 95.90 feet, to a point;

Course No. 20: run thence, South 66°25'13" West, a distance of 370.99 feet, to a point;

Course No. 21: run thence, South 17°44'18" West, a distance of 28.26 feet, to a point;

Course No. 22: run thence, South 45°24'34" West, a distance of 8.46 feet, to a point;

Course No. 23: run thence, South 70°12'10" West, a distance of 30.00 feet, to a point on the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, and the POINT OF BEGINNING.

The lands thus described contains 13,006,144 square feet, or 298.07 Acres, more or less, in area.

A & J Land Surveyors, Inc.

5847 Luella Street
Jacksonville, Florida 32207
Telephone (904) 346-1733 Fax (904) 346-1736
Jon Bowan, PLS Jeff Ward, PLS

RiverTown
CDD 2 South Parcel
Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, together with a portion of the Francis P. Fatio Grant, Section 42, Township 6 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the intersection of the southerly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785), with the easterly monumented line of said Frances P. Fatio Grant, Section 42, Township 6 South, Range 27 East, and run thence, along the aforesaid said southerly Right of Way line of STATE ROAD No. 13, the following two (2) courses and distances:

Course No. 1: run thence, along and around the arc of a curve, being concave southwesterly, and having a radius of 22,868.28 feet, through a central angle of $00^{\circ}15'41''$ to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $63^{\circ}19'36''$ West, 104.28 feet;

Course No. 2: run thence, North $63^{\circ}27'26''$ West, along last said tangency, a distance of 4,098.56 feet, to a point; thence departing from aforesaid Right of Way line, run the following four (4) Courses and distances:

Course No. 1: run thence, South $27^{\circ}52'36''$ West, a distance of 197.84 feet, to a point;
Course No. 2: run thence, South $71^{\circ}24'28''$ West, a distance of 152.25 feet, to a point;
Course No. 3: run thence, South $79^{\circ}12'13''$ West, a distance of 294.12 feet, to a point;
Course No. 4: run thence, South $73^{\circ}15'09''$ West, a distance of 101.88 feet, more or less, to the "Mean High Water" Line of the St. Johns River; run thence, Southeasterly, along and around the meanderings of the aforesaid "Mean High Water" line of the St. Johns River, a distance of 4,615 feet, more or less, to a point on the aforesaid Easterly monumented line of said Frances P. Fatio Grant, Section 43, Township 6 South, Range 27 East, which bears South $41^{\circ}35'54''$ West, a distance of 1,053 feet, more or less, from the POINT OF BEGINNING; run thence North $41^{\circ}35'54''$ East, along said Easterly monumented line of the Francis P. Fatio Grant, Section 42, a distance of 1,053 feet, more or less, to a point on the aforesaid southerly Right of Way line of STATE ROAD NO. 13, and the POINT OF BEGINNING.

The lands thus described contains 4,581,735 square feet, or 105.18 Acres, more or less, in area.

SIXTH ORDER OF BUSINESS

Amendment #1 to Agreement for Traffic Control on District Roads

WITNESSETH:

Whereas, the Rivers Edge Community Development District (“District 1”) previously entered into that certain Agreement for Traffic Control on District Roads dated as of January 23, 2019 (“Agreement”), which was entered by and between District 1, St. Johns County, Florida (“County”), and the St. Johns County Sheriff’s Office (“Sheriff”) which permitted the County and Sheriff to exercise traffic control jurisdiction upon “District Roads”, as therein defined; and

Whereas, the RiverTown Development of Regional Impact (“DRI”) is anticipated to include three community development districts, which are units of local special purpose government, two of which have been established, which includes District 1 and Rivers Edge II Community Development District (“District 2”); and

Whereas, the traffic study previously conducted included all of the lands within the DRI, including the District 2 public roadways (“District 2 Roads”); and

Whereas, District 2 has further requested that the County exercise traffic control jurisdiction upon the District 2 Roads identified herein as Exhibit A, attached hereto and incorporated herein; and

Whereas, the County and Sheriff are willing to exercise traffic control jurisdiction upon the District 2 Roads.

NOW THEREFORE, in consideration of the covenants and conditions herein, County and District 2 hereby agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference and form a material part of this Amendment.
2. All of the terms and conditions of the Agreement shall apply to District 2, County and Sheriff and the Agreement is so amended as to include District 2 and the District 2 Roads identified in Exhibit A.
3. All other terms and conditions of the Agreement are in full force and effect and are only modified to the extent explicitly set forth herein.

IN WITNESS WHEREOF, the Parties have executed this Amendment #1 to the Agreement on the dates indicated below.

SEVENTH ORDER OF BUSINESS

D.

RIVERTOWN

RECDD II General Manager Report

Date of report: 9/18/19

Submitted by: Jason Davidson

RiverClub update / Board action required:

Usage:

October	November	December	January	February	March	April '19	May	June	July	August	September	
1563	1054	1516	1014	973	1994	2213	4081	4075	4030	3367		
											FY 18 Total	25880

EVENTS UPDATE:

Magical School Year Celebration

375 residents participated. Residents enjoyed a free ice cream sundae bar “while supplies lasted” and then stayed for a magic show! Both adults and kids alike participated in the magic show.





Chill Out Sunday

110 residents participated. The steel drum band The Conch Fritters played poolside to create that island vibe. Residents felt like they were on vacation!



Adult Pool Party

48 residents attended. Flamingo themed adult pool party. Event cost \$334 to run and a profit of \$146 was made for the CDD. Unfortunately, the weather didn't cooperate for lounging in the pool, however the DJ ran adult themed games and there was dancing!



Waterslide Races

32 residents participated. Kids were organized into three different age categories. All kids went down the slide three times. We took their best time. Top three finishers in each age category were able to choose from our prize bucket. Kids had great fun and parents were happy it kept them entertained for awhile on a hot afternoon!



Dive-In Movie

150 residents participated. The Secret Life of Pets 2 was shown poolside at the RiverClub. Residents were happy because it was a brand-new release!



Soccer Shots

Soccer Shots set to begin September 16th for a 10-week program. Registration is currently ongoing. The CDD will receive 15% of registration revenue. A copy of the contract is attached.

September Events: Food Truck Friday, North of FL 40 Concert, Adult Trivia, Babysitting Course, Women and Teen Self Defense Class, Jaguar Game Outing, Garden Presentation, Ladies Lunch, Astronomy Night in partnership with the University of North FL and Tailgate Party with a Cornhole Tournament.

October Events: Food Truck Friday, Garage Sale, Hip Hop Workshop, Kids Acting Workshop, Creative Grains Painting Class, Under the Bus Concert, Fall Festival and Adult Only Halloween Party.

ACTION ITEMS: we are obtaining a quote to extend the slab where grass continues to be damaged from large trucks turning to leave the RiverClub. This is located just past the brick area at the front of the building.

Should you have any additional comments or questions feel free to contact me directly.

jdavidson@vestapropertyservices.com



EIGHTH ORDER OF BUSINESS

A.

Rivers Edge II

Community Development District

Unaudited Financial Reporting
July 31, 2019



Rivers Edge II
Community Development District
Combined Balance Sheet
July 31, 2019

	<u>General</u>
<u>Assets:</u>	
Cash	\$16,919
Due From Developer	\$260,441
Due from Other	\$25
Due from Vesta- Café	---
Assessment Receivable	---
Prepaid Expenses	\$475
Total Assets	<u><u>\$277,860</u></u>
<u>Liabilities:</u>	
Accounts Payable	\$180,040
Accrued Expenses	---
Due to Vesta- Café	\$8,713
Due to Debt Service	---
Due to Rivers Edge CDD	\$53,923
<u>Fund Balances:</u>	
Nonspendable	---
Restricted for Debt Service	---
Unassigned	\$35,184
Total Liabilities and Fund Equity	<u><u>\$277,860</u></u>

Rivers Edge II
Community Development District
Statement of Revenues & Expenditures
For The Period Ending July 31, 2019

Description	PRORATED			
	AMENDED BUDGET	BUDGET THRU 07/31/19	ACTUAL THRU 07/31/19	VARIANCE

Revenues:

Developer Contrubutions	\$712,570	\$697,563	\$697,563	\$0
Café Revenues	\$145,830	\$98,073	\$98,073	\$0
Miscellaneous Income	\$0	\$0	\$4,521	\$4,521

Total Revenues	\$858,400	\$795,636	\$800,157	\$4,521
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Expenditures

Administrative

Engineering	\$15,000	\$12,500	\$7,443	\$5,057
Arbitrage	\$600	\$500	\$0	\$500
Dissemination Agent	\$3,500	\$2,917	\$0	\$2,917
Attorney	\$20,000	\$16,667	\$24,247	(\$7,581)
Annual Audit	\$5,000	\$5,000	\$3,000	\$2,000
Trustee Fees	\$4,000	\$3,333	\$0	\$3,333
Management Fees	\$30,000	\$25,000	\$32,750	(\$7,750)
Construction Accounting	\$3,500	\$2,917	\$0	\$2,917
Information Technology	\$1,200	\$1,000	\$1,000	\$0
Telephone	\$300	\$250	\$0	\$250
Postage	\$1,500	\$1,250	\$0	\$1,250
Printing & Binding	\$1,000	\$833	\$1,462	(\$629)
Insurance	\$5,800	\$5,800	\$5,000	\$800
Legal Advertising	\$4,000	\$3,333	\$893	\$2,440
Other Current Charges	\$600	\$500	\$1,612	(\$1,112)
Office Supplies	\$1,000	\$833	\$0	\$833
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website design/compliance	\$4,500	\$3,750	\$1,750	\$2,000

Total Administrative	\$101,675	\$86,558	\$79,332	\$7,227
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Rivers Edge II
Community Development District
Statement of Revenues & Expenditures
For The Period Ending July 31, 2019

Description	PRORATED			
	AMENDED BUDGET	BUDGET THRU 07/31/19	ACTUAL THRU 07/31/19	VARIANCE
<u>Field Operations</u>				
Cost Share (Roads/Stormwater)	\$131,708	\$131,708	\$131,708	\$0
General & Lifestyle Manager (Vesta)	\$62,980	\$52,483	\$52,483	\$0
Facility/Hospitality Staff (Vesta)	\$62,242	\$51,869	\$51,869	\$0
Field Operations Management (Vesta)	\$31,020	\$25,850	\$24,558	\$1,293
Community Facility Staff	\$27,964	\$23,303	\$23,303	\$0
Security Monitoring	\$5,000	\$4,167	\$0	\$4,167
Telephone	\$5,000	\$4,167	\$9,235	(\$5,068)
Insurance	\$44,371	\$44,371	\$44,371	\$0
Landscape Maintenance	\$45,000	\$37,500	\$81,896	(\$44,396)
General Facility & Common Grounds Maint	\$23,273	\$19,395	\$17,455	\$1,939
Pool Maintenance(Vesta & Poolsure)	\$25,000	\$20,833	\$19,566	\$1,267
Pool Chemicals	\$10,000	\$8,333	\$0	\$8,333
Lake Maintenance	\$0	\$0	\$600	(\$600)
Janitorial Services (Vesta)	\$29,258	\$24,382	\$24,382	\$0
Window Cleaning	\$3,500	\$2,917	\$225	\$2,692
Propane Gas	\$750	\$625	\$0	\$625
Electric	\$20,000	\$16,667	\$13,909	\$2,758
Sewer/Water/Irrigation	\$30,000	\$25,000	\$18,642	\$6,358
Repair and Replacements	\$5,000	\$4,167	\$9,102	(\$4,936)
Refuse	\$5,340	\$4,450	\$5,516	(\$1,067)
Pest Control	\$1,140	\$950	\$1,370	(\$420)
License/Permits	\$1,500	\$1,250	\$0	\$1,250
Other Current	\$1,000	\$833	\$0	\$833
Special Events	\$10,000	\$8,333	\$43,026	(\$34,692)
Landscape Replacements	\$500	\$417	\$0	\$417
Office Supplies/Postage	\$500	\$417	\$491	(\$74)
Café Costs- Equipment Purchases	\$0	\$0	\$17,802	(\$17,802)
Café Costs- labor/food/beverage/COGS	\$174,678	\$145,565	\$108,324	\$37,241
Total Field Operations	\$756,725	\$659,951	\$699,832	(\$39,881)
Total Expenditures	\$858,400	\$746,509	\$779,164	(\$32,655)
Excess Revenues/Expenses	\$0		\$20,993	
Fund Balance - Beginning	\$0		\$14,191	
Fund Balance - Ending	\$0		\$35,184	

Rivers Edge II
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2019

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Developer Contributions	\$76,915	\$63,935	\$15,069	\$51,624	\$0	\$110,899	\$17,802	\$281,783	\$79,536	\$0	\$0	\$0	\$697,563
Café Revenues	\$10,228	\$7,032	\$7,095	\$5,303	\$5,866	\$10,160	\$10,922	\$15,022	\$13,680	\$12,765	\$0	\$0	\$98,073
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,971	\$0	\$550	\$0	\$0	\$4,521
Total Revenues	\$87,143	\$70,967	\$22,164	\$56,927	\$5,866	\$121,059	\$28,724	\$300,777	\$93,216	\$13,315	\$0	\$0	\$800,157
<u>Expenditures:</u>													
<u>Administrative</u>													
Engineering	\$1,480	\$370	\$0	\$837	\$833	\$0	\$1,571	\$2,353	\$0	\$0	\$0	\$0	\$7,443
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$0	\$2,389	\$1,477	\$4,318	\$7,339	\$3,123	\$2,414	\$3,188	\$0	\$0	\$0	\$0	\$24,247
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$0	\$3,000
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,750	\$3,750	\$3,750	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$6,500	\$2,500	\$0	\$0	\$32,750
Construction Accounting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Information Technology	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$1,000
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Printing & Binding	\$294	\$215	\$132	\$7	\$288	\$219	\$1	\$0	\$184	\$122	\$0	\$0	\$1,462
Insurance	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Legal Advertising	\$81	\$413	\$81	\$0	\$81	\$81	\$81	\$0	\$76	\$0	\$0	\$0	\$893
Other Current Charges	\$76	\$78	\$105	\$74	\$266	\$48	\$840	\$37	\$47	\$40	\$0	\$0	\$1,612
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Website design/compliance	\$0	\$0	\$0	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
Total Administrative	\$10,955	\$7,315	\$5,645	\$9,585	\$11,407	\$6,070	\$10,507	\$8,178	\$6,908	\$2,762	\$0	\$0	\$79,332

Rivers Edge II
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2019

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Field Operations													
Cost Share (Roads/Stormwater)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,805	\$43,903	\$0	\$0	\$0	\$131,708
General & Lifestyle Manager (Vesta)	\$5,248	\$5,248	\$5,248	\$5,248	\$5,248	\$5,248	\$5,248	\$5,248	\$5,248	\$5,248	\$0	\$0	\$52,483
Facility/Hospitality Staff (Vesta)	\$5,187	\$5,187	\$5,187	\$5,187	\$5,187	\$5,187	\$5,187	\$5,187	\$5,187	\$5,187	\$0	\$0	\$51,869
Field Operations Management (Vesta)	\$2,585	\$2,585	\$2,585	\$1,293	\$2,585	\$2,585	\$2,585	\$2,585	\$2,585	\$2,585	\$0	\$0	\$24,558
Community Facility Staff	\$2,330	\$2,330	\$2,330	\$2,330	\$2,330	\$2,330	\$2,330	\$2,330	\$2,330	\$2,330	\$0	\$0	\$23,303
Security Monitoring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$896	\$897	\$897	\$897	\$938	\$945	\$938	\$951	\$937	\$937	\$0	\$0	\$9,235
Insurance	\$44,371	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,371
Landscape Maintenance (Brightview)	\$3,525	\$0	\$0	\$0	\$0	\$3,556	\$1,386	\$256	\$36,999	\$36,174	\$0	\$0	\$81,896
General Facility Maint/Common Grounds Maint	\$1,939	\$1,939	\$1,939	\$1,939	\$970	\$970	\$1,939	\$1,939	\$1,939	\$1,939	\$0	\$0	\$17,455
Pool Maintenance(Vesta)	\$3,578	\$2,559	\$1,839	\$1,164	\$1,839	\$1,234	\$1,839	\$1,839	\$1,839	\$1,839	\$0	\$0	\$19,566
Pool Chemicals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$0	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$300	\$0	\$0	\$0	\$600
Janitorial Services (Vesta)	\$2,438	\$2,438	\$2,438	\$2,438	\$2,438	\$2,438	\$2,438	\$2,438	\$2,438	\$2,438	\$0	\$0	\$24,382
Window Cleaning	\$0	\$0	\$0	\$225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$225
Propane Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$1,227	\$2,348	\$1,309	\$1,515	\$1,398	\$1,190	\$1,043	\$1,215	\$1,330	\$1,335	\$0	\$0	\$13,909
Sewer/Water/Irrigation	\$999	\$2,199	\$1,992	\$1,217	\$990	\$759	\$1,063	\$1,979	\$3,087	\$4,357	\$0	\$0	\$18,642
Repair and Replacements	\$216	\$193	\$103	\$173	\$2,367	\$2,385	\$1,897	\$903	\$696	\$168	\$0	\$0	\$9,102
Refuse	\$445	\$459	\$466	\$444	\$1,006	\$108	\$517	\$1,042	\$0	\$1,030	\$0	\$0	\$5,516
Pest Control	\$95	\$95	\$395	\$95	\$95	\$95	\$310	\$95	\$95	\$0	\$0	\$0	\$1,370
License/Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$2,230	\$15,644	\$8,905	\$1,004	\$1,841	\$5,159	\$683	\$2,760	\$2,051	\$2,748	\$0	\$0	\$43,026
Landscape Replacements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies/Postage	\$12	\$209	\$0	\$35	\$94	\$35	\$35	\$35	\$35	\$0	\$0	\$0	\$491
Café Costs- Equipment Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$17,802	\$0	\$0	\$0	\$0	\$0	\$17,802
Café Costs- labor/food/beverage/COGS	\$12,535	\$7,317	\$8,224	\$5,023	\$4,858	\$8,284	\$10,986	\$15,923	\$17,101	\$18,073	\$0	\$0	\$108,324
Total Field Operations	\$89,857	\$51,949	\$43,858	\$30,228	\$34,184	\$42,508	\$58,226	\$134,532	\$128,102	\$86,388	\$0	\$0	\$699,832
Total Expenditures	\$100,812	\$59,265	\$49,503	\$39,813	\$45,591	\$48,579	\$68,733	\$142,710	\$135,010	\$89,150	\$0	\$0	\$779,164
Excess Revenues (Expenditures)	(\$13,669)	\$11,703	(\$27,339)	\$17,114	(\$39,724)	\$72,480	(\$40,010)	\$158,067	(\$41,794)	(\$75,835)	\$0	\$0	\$20,993

**Rivers Edge II Community Development District
Developer Funding**

Funding Request #	Date of Request	Wire Date Received Developer	Total Funding Request FY 18	Total Funding Request FY 19	Balance (Due From Developer)/ Due To
2	9/4/18	9/28/18	\$115,948.57		\$0.00
3	10/9/18	11/15/18	\$38,945.20		\$0.00
4	11/5/18	11/20/18		\$76,914.90	\$0.00
5	12/11/18	1/30/19		\$79,004.22	\$0.00
6	2/12/19	3/1/19		\$51,623.66	\$0.00
7	3/12/19	3/28/19		\$38,089.40	\$0.00
*	4/18/19	4/22/19		\$17,801.50	\$0.00
8	4/5/19	5/24/19		\$72,809.86	\$0.00
9	6/4/19	7/3/19		\$100,878.17	\$0.00
10	7/8/19	8/9/19		\$180,905.09	\$180,905.09
11	8/12/19			\$79,536.25	\$79,536.25
Due from Developer			\$154,893.77	\$697,563.05	\$260,441.34

* Deposit for 50% of the River Café equipment and hood system. No funding request created.

B.

Rivers Edge II Community Development District

FY2019 Funding Request #12
11-Sep-19

Vendor	Amount
1 AllWeather Contractors	
Install Framing Trusses Clubhouse Inv #95015 8/9/19	\$ 975.00
2 Bounce It Out Events	
Event 9/29/19 Inv #5750775 8/23/19	\$ 465.41
Event 10/19/19 Inv #5607711 7/22/19	\$ 727.00
3 Dade Paper & Bag, LLC	
Janitorial Supplies Inv #13957144 8/27/19	\$ 120.18
Janitorial Supplies Inv #13961163 8/28/19	\$ 76.14
Janitorial Supplies Inv #13941422 8/21/19	\$ 308.62
Janitorial Supplies Inv #13985112 9/6/19	\$ 108.72
4 Deron Baker Music	
Event 10/4/19 Inv #348 8/29/19	\$ 200.00
5 Eric Alabiso	
Performace 9/29/19	\$ 175.00
6 Governmental Management Services	
Sept Management Inv #17 9/1/19	\$ 2,746.69
7 Hopping Green & Sams	
July Boundary Amendment Inv #109238 8/16/19	\$ 2,454.00
July General Counsel Inv #109236 8/16/19	\$ 5,172.03
July Bond Validation Inv #109237 8/16/19	\$ 2,978.46
8 Michael Rossi Wild Wonders Animal Show	
Event 10/19/19 9/11/19	\$ 350.00
9 Poolsure	
Sep Pool Management Inv #131295588019 9/1/19	\$ 675.00
10 Progressive Entertainment	
Event 10/19/19 Inv #110034 7/22/19	\$ 350.00
11 Prosser	
July Professional Services Inv #42427 8/14/19	\$ 4,378.69
12 The StAugustine Record	
Public Hearing Notice Budget Inv #I03211328 8/21/19	\$ 2,558.11

13 Republic Services

September Refuse Inv #687-999597 8/16/19 \$ 522.06

14 The Shade of Grey Band (Shaw From)

Event 10/25/19 7/5/19 \$ 325.00

15 Stephen Quinn Music

Event 11/2/19 Inv #16 7/25/19 \$ 200.00

16 Under the Bus Blues Band

Live Music 10/11/19 Inv #11/11/19 7/26/19 \$ 720.00

17 Verdego

Sep Landscape Maintenance Inv #1287B 9/9/19 \$ 37,987.71

18 Vesta

September RiverClub Invoice Inv #359774 9/1/19 \$ 20,891.79

Total Amount Due	\$ 85,465.61
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Wiring Instructions:

RBK: Wells Fargo, N.A.

ABA: 121000248

ACCT: 4502200595

ACCT NAME: RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

Signature: _____

Chairman/Vice Chairman

Signature: _____

Secretary/Asst. Secretary



Invoice

Date:	Invoice #:
8/9/2019	95015

7749 Normandy Blvd. #145-347
Jacksonville, FL 32221
Office 904-781-7060

Bill To	
River's Edge Community Development Governmental Management Svcs 475 West Town Place Suite 114 St. Augustine, FL 32092	
Email	Terms
dlaughlin@gmsnf.com	Due Upon Receipt

Work Performed At		
The RiverHouse Amenity Complex The RiverHouse Amenity Complex 39 Riverwalk Blvd St. Johns, FL 32259		
Purchase Order	Rep	Work Order
	PM MATT KARLE	118449

Item	Description	Amount
Parts/Misc	Kitchen Clubhouse Installed framing at trusses for kitchen hood vents Made (2) openings 3 x 4 at roof <div data-bbox="735 1071 1045 1283" data-label="Image"></div>	\$975.00

ALL WORK WAS INSPECTED AND PERFORMED IN A PROFESSIONAL MANNER. All material is guaranteed to be as specified, and the above work was completed in a substantial workmanlike manner. This is a full invoice due and payable by above due date in accordance with our agreement. Late charges will be assessed thereafter due date listed above at a rate of 1.5% per month. All disputes are to be submitted in writing by mail, fax or email within 30 days from invoice date. You further agree to waive any right to jury trial in any action relating to these services or the payment thereof.

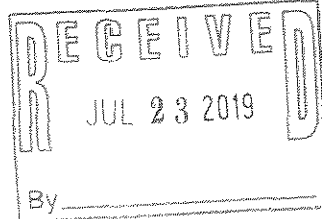
Subtotal:	\$975.00
Sales Tax:	\$0.00
Invoice Total:	\$975.00
Payments and Credits:	\$0.00
Total Due:	\$975.00



Bounce It Out Events
 500 Rivera Dr St. Simons Island , GA, 31522
 Phone: 9125063183

Invoice: 5607711

Order Date: 7/22/2019





Event Location

Marcy Pollicino
 160 Riverglade Run
 St Johns, FL 32259
Phone: (904) 679-5523

Start Date: 10/19/2019 3:00pm

End Date: 10/19/2019 6:00pm

Delivery method: Church/School

	Name	Qty	Total
	Corn Maze	1	\$595.00
	Generator	1	\$95.00

Rentals subtotal		\$690.00
Staffing		\$0.00
Delivery		\$37.00
Fees		\$0.00
Discount		\$0.00
Sales Tax	Exempt 0%	\$0.00
Total		\$727.00
Deposit Due		\$0.00
Amount Paid		\$0.00
Balance Due		\$727.00

Do you bring generators to run this?

Contract and Terms

Information & Terms: A non-refundable deposit and an authorized signature on your proposal will reserve your activities and date. The balance is due on or before the date of the event prior to set-up. We reserve the right to set appropriate rules of conduct and age/weight/time limits in order to best facilitate your event and maintain a safe environment. In addition to the terms below and the operation guidelines on each rented item, the Lessee (customer) agrees to supervise the operation of any rented item and further agrees that if the item is damaged that he/she will reimburse Bounce It Out Events for the full price to fix the damage or full replacement value of the rented item. Before signing this contract, Lessee agrees that he/she has read the entire contract, has agreed to all terms and conditions herein and has had all questions he/she may have answered to the Lessee's full satisfaction and understanding. Lessee agrees that the equipment leased is for Lessee's own use and said equipment is not to be loaned, sub-let, mortgaged or in any other manner disposed of by the Lessee. Lessee further agrees to be liable for any loss of said equipment by reason of fire, theft or any other cause.

Rules and Regulations: Always have adults present to supervise. No food or drinks in units or on tarps. Never allow children to enter until the inflatable is fully inflated. No dogs or pets of any kind all on units. Unit will be deflate if power fails, if power fails, exit the inflatable immediately. Never climb on exterior or interior walls of inflatables. Follow all load information on the external rules printed on the inflatable. Do not overload the inflatable. All people must remove shoes.

No chewing gum or silly string, a cleaning fee will result if gum or silly string is found in or on the inflatable. No diapers or pull ups on wet slides, a swim diaper must be used at all times. No flipping on slides or inflatables. If winds exceed 20mph remove all people from the inflatable and deflate immediately. Do not wet a dry rental, if the inflatable is rented dry it must stay dry. Do not use any detergent or other lubricant on any wet slide. Overnight rentals - Customer agrees to remove the blower and store in a locked building during the overnight hours. Customer is liable for all equipment left at event site overnight. No person should be in the rental during overnight hours.

Delivery/Operation/Removal: To address specified by Lessee, Lessee grants Bounce It Out Events and its employees/contractors, the right to enter said property for the delivery and return of the rented equipment at approximate times. Lessee should operate equipment with instructions given by Bounce It Out Events employees/contractors. The equipment should never be moved or altered in any way. The equipment must be operated on a smooth and flat surface. All stakes and anchor points must remain in the rented items until removed by Bounce It Out Events employees/contractors. Never operate equipment during high winds, gusty winds, thunderstorms or lightning. The equipment can turn over in high winds, even if anchored, and this can result in severe injuries to the users. Do not resume use until adverse weather conditions have ceased. Always follow the manufacturers guidelines listed on the equipment.

Additional safety information: Before entering the equipment, have the users remove their shoes, eye glasses, belt buckles and any other sharp objects. Never play, jump or enter a partially inflated/deflated piece of equipment. Never allow users to climb or play on the outside or inside walls of the unit, columns, netting or roof of equipment. Always follow the amount of riders and rules posted on the unit itself. Do not plug or unplug the cord repeatedly as this will cause damage to the blower resulting in the Lessee being responsible for any damage. Always have an adult present, who has reviewed and understands both this contract and the rules listed on the equipment itself, who can supervise the riders. Never allow the users to be unsupervised in or around the equipment. Never allow more than the maximum number of users listed on the equipment at one time. Only allow riders of the same age group to use the equipment at the same time. Never place a hose or water on any equipment unless authorized by Bounce It Out Events, if Lessee wets any equipment without authorization, a cleaning fee of \$50 per piece of equipment will be imposed. Do not allow silly string in or around the equipment. Silly string will stain the vinyl and will result in a \$250 cleaning fee per piece of damaged equipment. If the equipment can not be cleaned of silly string, the Lessee will be responsible for full replacement value of the equipment. Do not allow horseplay on, in or around the equipment. The equipment should remain free of all food, drinks, candy, confetti and trash at all times.

Cancellation and Rain Policy: This contract, after signing, is a legal and binding contract. To cancel or reschedule, sufficient notice must be given - at least 48 hours prior to start of your event. Cancellation of event with less than 48 hour notice forfeits entire deposit. Cancellation after set-up has begun forfeits any refund. Bounce It Out Events is not responsible for bad weather, disruption of electrical service and/or any unfavorable conditions that may arise and no charges or fees will be reimbursed as a result. Postponement of event with at least 2-week notice may entitle you to use all or part of your deposit towards a timely rescheduled event at our discretion. Any rescheduled event is subject to availability of activities at the time of notification of postponement.

Payments and Deposits: Any and all payments made prior to an event are considered a deposit and are non-refundable. If your event falls under the rain policy rules as stated above, we will reschedule your event as explained in the previous paragraph. All other cancellations will result in forfeit of all payments and no rescheduling will be allowed if inside two weeks of your event. For events outside of a fifty mile radius of our warehouses or events that include catering, final payment is required seventy-two hours prior to your event start time unless approved by management at the time of booking.

Hold Harmless Provision: Lessee recognizes and understands that use of Lessor equipment may involve inherently dangerous activities. Consequently, lessee agrees to indemnify and hold lessor harmless from any and all claims, actions, suits, proceeding costs, expenses, damages and liabilities, including reasonable attorney's fees arising by reason of injury, damage, or death to persons or property, in connection with or resulting from the use of said equipment including, but not limited to the delivery, possession, use, operation, or return of the equipment. Lessee hereby releases and holds harmless lessor from injuries or damages incurred as a result of the use of said equipment unless lessor is operating the equipment and is deemed by a court of law to be negligent in its actions. Lessor cannot under any circumstances be held liable for injuries as a result of acts of God, nature, or other conditions beyond its control or knowledge. Lessee also agrees to indemnify and hold harmless lessor from any loss, damage, theft, or destruction of the equipment during the term of this contract and any extension thereof. The Lessee or using party shall be in charge of operation and is FULLY RESPONSIBLE for the rental. Lessor is NOT RESPONSIBLE for any injuries occurring to lessee or any persons using the leased equipment. Lessee further agrees to hold Lessor free and harmless against any claims and further, Lessor shall be indemnified for any and all cost occurred due to claim from anyone, including court costs and attorney fees, Lessee will provide its own liability insurance. Lessee is responsible for the replacement value of new leased equipment in the event of theft, vandalism, fire or any act that may destroy the leased property.

Disclaimer of warranties: Bounce It Out Events makes no warranty of any kind, either express or implied, as to the condition of or performance of any leased equipment and Lessee agrees to immediately cease use of the equipment and contact Bounce It Out Events if any of the lease equipment develops any indication of defect or improper working conditions. Lessee agrees to use the equipment at Lessee's own risk. The lessor shall not be liable for any special, incidental, indirect, punitive, or consequential damages, including, but not limited to, loss of use, or loss of profit, nor for cost of litigation and attorney fees related thereto. The lessee shall be deemed to have waived all claims of any nature against Lessor arising from or relating to the rental except those for which Lessee has given written notice to Lessor within

ninety (90) days of Lessee's receipt of rental. The Lessee understands that any damage to any product that is caused by misuse or mistreatment will result in the Lessee being financially responsible for repair or replacement.

Merger Clause: This signed Agreement in conjunction with the signed Instruction Manual and Reservation Form contains the entire agreement between the Lessor and the Lessee. No amendment, whether from previous or subsequent negotiations between the Lessee and the Lessor, shall be valid or enforceable unless in writing and signed by all parties to this contract. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof.

Additional Provisions: Any claim, dispute or other matter in question or related to this Agreement shall be subject to mediation in Glynn County, Georgia as a condition precedent to the institution of legal or equitable proceedings by either party. The parties shall share the mediator's fee and any filing fees equally.

The interpretation and construction of this Agreement and any and all claims whether in contract or tort shall be governed by the laws of Georgia. This Agreement represents the entire and integrated agreement between Lessor and Lessee and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Lessor and Lessee. If any provision herein is or becomes invalid or illegal in whole or in part, such provision shall be deemed amended, as nearly as possible, to be consistent with the intent expressed herein.

Lessor will:

1. Provide the necessary staff to facilitate your event and power cords to reach a minimum of 50ft.
2. Deliver, set-up, teardown, and operate all activities with/without volunteer staff.
3. Carry a liability insurance policy covering our services & equipment.

Lessee will:

1. Provide 2 110volt/20amp electric circuits and 10/12 gauge cords for distances over 50ft.
2. Provide any required entrance and parking passes.
3. Provide a minimum of 1 adult volunteer(s) to operate the activities.

Details for *rentalname*:

rentalcontract

I HAVE READ AND UNDERSTAND THE INSTRUCTIONS ON THE SAFE OPERATION OF THIS EQUIPMENT AND WILL ENFORCE ALL RULES. I FULLY UNDERSTAND THIS CONTRACT AND AGREE TO ANY AND ALL TERMS HEREIN.



99.58.205.139 on 7/23/2019

Signature

7/23/2019

Date

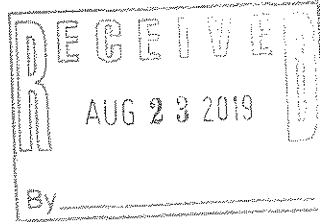
Marcy Pollicino

Printed Name

Bounce Bounce It Out Events
 it out Events 500 Rivera Dr St. Simons Island, GA, 31522
 Phone: 9125063183

Invoice: 5750775



Order Date: 8/23/2019



Event Location

Marcy Pollicino
 160 Riverglade Run
 St Johns, FL 32259
Phone: (904) 710-9348

Start Date: 9/29/2019 2:30pm
End Date: 9/29/2019 4:30pm
Delivery method: Church/School

	Name	Qty	Total
	Quarterback Challenge	1	\$225.00
	Shooting Stars	1	\$175.00

Rentals subtotal		\$400.00
Staffing		\$0.00
Delivery		\$37.00
Fees		\$0.00
Discount		\$0.00
Sales Tax	6.500%	\$28.41
Total		\$465.41
Deposit Due		\$116.35
Amount Paid		\$0.00
Balance Due		\$465.41

Contract and Terms

Information & Terms: A non-refundable deposit and an authorized signature on your proposal will reserve your activities and date. The balance is due on or before the date of the event prior to set-up. We reserve the right to set appropriate rules of conduct and age/weight/time limits in order to best facilitate your event and maintain a safe environment. In addition to the terms below and the operation guidelines on each rented item, the Lessee (customer) agrees to supervise the operation of any rented item and further agrees that if the item is damaged that he/she will reimburse Bounce It Out Events for the full price to fix the damage or full replacement value of the rented item. Before signing this contract, Lessee agrees that he/she has read the entire contract, has agreed to all terms and conditions herein and has had all questions he/she may have answered to the Lessee's full satisfaction and understanding. Lessee agrees that the equipment leased is for Lessee's own use and said equipment is not to be loaned, sub-let, mortgaged or in any other manner disposed of by the Lessee. Lessee further agrees to be liable for any loss of said equipment by reason of fire, theft or any other cause.

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stay dry. Do not use any detergent or other lubricant on any wet slide. Overnight rentals - Customer agrees to remove the blower and store in a locked building during the overnight hours. Customer is liable for all equipment left at event site overnight. No person should be in the rental during overnight hours.

Delivery/Operation/Removal: To address specified by Lessee, Lessee grants Bounce It Out Events and its employees/contractors, the right to enter said property for the delivery and return of the rented equipment at approximate times. Lessee should operate equipment with instructions given by Bounce It Out Events employees/contractors. The equipment should never be moved or altered in any way. The equipment must be operated on a smooth and flat surface. All stakes and anchor points must remain in the rented items until removed by Bounce It Out Events employees/contractors. Never operate equipment during high winds, gusty winds, thunderstorms or lightning. The equipment can turn over in high winds, even if anchored, and this can result in severe injuries to the users. Do not resume use until adverse weather conditions have ceased. Always follow the manufacturers guidelines listed on the equipment.

Additional safety information: Before entering the equipment, have the users remove their shoes, eye glasses, belt buckles and any other sharp objects. Never play, jump or enter a partially inflated/deflated piece of equipment. Never allow users to climb or play on the outside or inside walls of the unit, columns, netting or roof of equipment. Always follow the amount of riders and rules posted on the unit itself. Do not plug or unplug the cord repeatedly as this will cause damage to the blower resulting in the Lessee being responsible for any damage. Always have an adult present, who has reviewed and understands both this contract and the rules listed on the equipment itself, who can supervise the riders. Never allow the users to be unsupervised in or around the equipment. Never allow more than the maximum number of users listed on the equipment at one time. Only allow riders of the same age group to use the equipment at the same time. Never place a hose or water on any equipment unless authorized by Bounce It Out Events, if Lessee wets any equipment without authorization, a cleaning fee of \$50 per piece of equipment will be imposed. Do not allow silly string in or around the equipment. Silly string will stain the vinyl and will result in a \$250 cleaning fee per piece of damaged equipment. If the equipment can not be cleaned of silly string, the Lessee will be responsible for full replacement value of the equipment. Do not allow horseplay on, in or around the equipment. The equipment should remain free of all food, drinks, candy, confetti and trash at all times.

Cancellation and Rain Policy: This contract, after signing, is a legal and binding contract. To cancel or reschedule, sufficient notice must be given - at least 48 hours prior to start of your event. Cancellation of event with less than 48 hour notice forfeits entire deposit. Cancellation after set-up has begun forfeits any refund. Bounce It Out Events is not responsible for bad weather, disruption of electrical service and/or any unfavorable conditions that may arise and no charges or fees will be reimbursed as a result. Any rescheduled event is subject to availability of activities at the time of notification of postponement. Bounce It Out Events reserves the right to make all decisions with cancellation due to weather. If an indoor facility is available on site, the customer will be required to use those facilities or forfeit balance of event. Bounce It Out Events will allow a raincheck good for 90 days from the original event date when approved by management.

Payments and Deposits: Any and all payments made prior to an event are considered a deposit and are non-refundable. If your event falls under the rain policy rules as stated above, we will reschedule your event as explained in the previous paragraph. All other cancellations will result in forfeit of all payments and no rescheduling will be allowed if inside two weeks of your event. For events outside of a fifty mile radius of our warehouses or events that include catering, final payment is required seventy-two hours prior to your event start time unless approved by management at the time of booking.

Hold Harmless Provision: Lessee recognizes and understands that use of Lessor equipment may involve inherently dangerous activities. Consequently, lessee agrees to indemnify and hold lessor harmless from any and all claims, actions, suits, proceeding costs, expenses, damages and liabilities, including reasonable attorney's fees arising by reason of injury, damage, or death to persons or property, in connection with or resulting from the use of said equipment including, but not limited to the delivery, possession, use, operation, or return of the equipment. Lessee hereby releases and holds harmless lessor from injuries or damages incurred as a result of the use of said equipment unless lessor is operating the equipment and is deemed by a court of law to be negligent in its actions. Lessor cannot under any circumstances be held liable for injuries as a result of acts of God, nature, or other conditions beyond its control or knowledge. Lessee also agrees to indemnify and hold harmless lessor from any loss, damage, theft, or destruction of the equipment during the term of this contract and any extension thereof. The Lessee or using party shall be in charge of operation and is FULLY RESPONSIBLE for the rental. Lessor is NOT RESPONSIBLE for any injuries occurring to lessee or any persons using the leased equipment. Lessee further agrees to hold Lessor free and harmless against any claims and further, Lessor shall be indemnified for any and all cost occurred due to claim from anyone, including court costs and attorney fees, Lessee will provide its own liability insurance. Lessee is responsible for the replacement value of new leased equipment in the event of theft, vandalism, fire or any act that may destroy the leased property.

Disclaimer of warranties: Bounce It Out Events makes no warranty of any kind, either express or implied, as to the condition of or performance of any leased equipment and Lessee agrees to immediately cease use of the equipment and contact Bounce It Out Events if any of the leased equipment develops any indication of defect or improper working conditions. Lessee agrees to use the equipment at Lessee's own risk. The lessor shall not be liable for any special, incidental, indirect, punitive, or consequential damages, including, but not limited to, loss of use, or loss of profit, nor for cost of litigation and attorney fees related thereto. The lessee shall be deemed to have waived all claims of any nature against Lessor arising from or relating to the rental except those for which Lessee has given written notice to Lessor within

ninety (90) days of Lessee's receipt of rental. The Lessee understands that any damage to any product that is caused by misuse or mistreatment will result in the Lessee being financially responsible for repair or replacement.

Merger Clause: This signed Agreement in conjunction with the signed Instruction Manual and Reservation Form contains the entire agreement between the Lessor and the Lessee. No amendment, whether from previous or subsequent negotiations between the Lessee and the Lessor, shall be valid or enforceable unless in writing and signed by all parties to this contract. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof.

Additional Provisions: Any claim, dispute or other matter in question or related to this Agreement shall be subject to mediation in Glynn County, Georgia as a condition precedent to the institution of legal or equitable proceedings by either party. The parties shall share the mediator's fee and any filing fees equally.

The interpretation and construction of this Agreement and any and all claims whether in contract or tort shall be governed by the laws of Georgia. This Agreement represents the entire and integrated agreement between Lessor and Lessee and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Lessor and Lessee. If any provision herein is or becomes invalid or illegal in whole or in part, such provision shall be deemed amended, as nearly as possible, to be consistent with the intent expressed herein.

Lessor will:

1. Provide the necessary staff to facilitate your event and power cords to reach a minimum of 50ft.
2. Deliver, set-up, teardown, and operate all activities with/without volunteer staff.
3. Carry a liability insurance policy covering our services & equipment.

Lessee will:

1. Provide 2 110volt/20amp electric circuits and 10/12 gauge cords for distances over 50ft.
2. Provide any required entrance and parking passes.
3. Provide a minimum of 2 adult volunteer(s) to operate the activities.

Details for *rentalname*:

rentalcontract

I HAVE READ AND UNDERSTAND THE INSTRUCTIONS ON THE SAFE OPERATION OF THIS EQUIPMENT AND WILL ENFORCE ALL RULES. I FULLY UNDERSTAND THIS CONTRACT AND AGREE TO ANY AND ALL TERMS HEREIN.



99.58.205.139 on 8/23/2019

Signature

8/23/2019

Date

Marcy Pollicino

Printed Name

Please mail your remittance to:

Dade Paper & Bag, LLC
dba Imperial Dade
4102-7 BULLS BAY HWY.
JACKSONVILLE, FL 32219

Dade Paper & Bag, LLC
dba Imperial Dade
4102-7 BULLS BAY HWY.
JACKSONVILLE, FL 32219



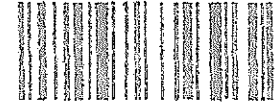
ORDER NO.	ORDER DATE	INVOICE NO.	INVOICE DATE
828448	08/26/19	13957144	08/27/19
CUSTOMER NO.	SHIP DATE	SOURCE	PAGE
541626	08/27/19	95	1
			9951

JACKSONVILLE, FL

PHONE (904)783-9490

FAX (904)783-4181

INVOICE



SHIP TO

RIVERS EDGE CDD 11
RIVERS EDGE CDD
160 RIVERGLADE RUN
ST JOHNES, FL 32259, USA

RIVERS EDGE CDD
RIVERTOWN
475 N TOWN PLACE STE 114
ST AUGUSTINE, FL 32092, USA
CONTACT: DANIEL LAUGHLIN

PHONE: 9049405858

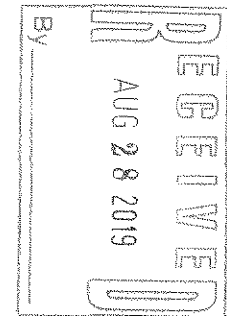
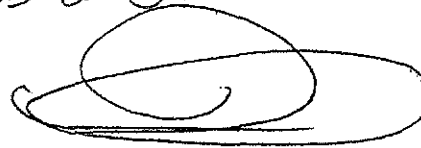
SPECIAL INSTRUCTIONS

ROUTE	STOP	SHIP VIA	P.O./CONTRACT NO.	ACCT REPTAX CODE	TERMS
34	24	OUR TRUCK	8-26-19	541 50	NET 30 DAYS

WIDSON

QUANTITY SHIPPED	QUANTITY ORDERED	UNIT	DESCRIPTION	PACK / SIZE	CUBE / WEIGHT	UNIT PRICE	AMOUNT
1	1		1 CASE VICEBAY PF MED VINYL 64V3000PFM GLOVES 10/1	10/100	.6/10	33.27	33.27
1	1		1 CASE VICEBAY PF LG VINYL 64V3000PFL GLOVES 10/10	10/100	.6/12	33.27	33.27
1	1		1 CASE HB1990A TDRK UNIVERSAL EPLY HMROLL TOWEL 3	30/84/C	3.6/21	27.01	27.01
1	1		1 PKG VIC BAY GREEN MICROFIBER 16x16ALL PURPOSE	12/PKG	0/1	9.00	9.00
1	1		1 CASE 740 PREM SCRUBBING SPONGE YELL/GRN 3.5"x6"	20	.3/1	17.63	17.63

RECD 2 JANITORIAL SUPPLIES



TE PAYMENT CHARGE.
S TO PAY HIGHEST INTEREST RATE/COLLECTION COST & REASONABLE
PRICING ERRORS SUBJECT TO CORRECTION. DELIVERY CONTINGENT
DD/STRIKES/TRANSPORTATION DELAYS/OTHER ACTS BEYOND OUR
IG REFUSAL OF MANUFACTURER TO DELIVER PRODUCTS AT AGREED
HASER AGREES TO RESCIND ORDER/CONTRACT BY ACCEPTING
I.

*TAXABLE ITEMS
RECEIVED BY SIGNATURE X
RECEIVED BY PRINT NAME
DATE 8.27.19
NO SHORTAGE CLAIMS ALLOWED AFTER SIGNING OF THIS INVOICE

TOTAL CUBE	5.1	SUB TOTAL	120.15
TOTAL WEIGHT	45	6.50 TAX	0.00
TOTAL PIECES	5	FREIGHT	0.00
		TOTAL	120.15



Please mail your remittance to:
 Distributor of foodservice disposables,
 janitorial supplies and equipment
 throughout the United States,
 Puerto Rico and the Caribbean

Dade Paper & Bag, LLC
 dba Imperial Dade
 4102-T BULLS BAY HWY.
 JACKSONVILLE, FL 32219



ORDER NO.	ORDER DATE	INVOICE NO.	INVOICE DATE
832115	08/27/19	13741163	08/28/19
CUSTOMER NO.	SHIP DATE	SOURCE	PAGE
541626	08/28/19	95	1
			9751

JACKSONVILLE, FL

PHONE (904)783-9490 FAX (904)783-4181

INVOICE



SHIP TO

RIVERS EDGE CDD II
 RIVERS EDGE CDD
 160 RIVERGLADE RUN
 RT JOHNS, FL 32259, USA

RIVERS EDGE CDD
 RIVERTOWN
 175 W TOWN PLACE STE 114
 ST AUGUSTINE, FL 32092, USA

CONTACT: DANIEL LAUGHLIN PHONE: 9049408858

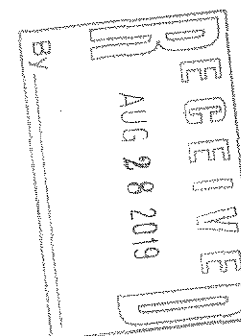
SPECIAL INSTRUCTIONS

VIDEON

ROUTE	STOP	SHIP VIA	P.O./CONTRACT NO.	ACCT REPTAX CODE	TERMS
34	16	OUR TRUCK	8.27.19	541 50	NET 30 DAYS

QUANTITY SHIPPED	QUANTITY ORDERED	UNIT	DESCRIPTION	PACK / SIZE	CUBE / WEIGHT	UNIT PRICE	AMOUNT
1	1	CASE	XTREME TUFF 40x46 BLK LD 2 MILC/LNR 45 GAL	100	16/24	25.60	25.60
2	2	CASE	MB540A TORK UNIV WHITE M-FOLD 9.5x9.125 4	16/250	3/38	25.27	50.54

REC'D 2 JANITORIAL SUPPLIES



WE PAYMENT CHARGE.
 TO PAY HIGHEST INTEREST RATE/COLLECTION COST & REASONABLE
 PRICING ERRORS SUBJECT TO CORRECTION. DELIVERY CONTINGENT
 ID/STRIKES/TRANSPORTATION DELAYS/OTHER ACTS BEYOND OUR
 3 REFUSAL OF MANUFACTURER TO DELIVER PRODUCTS AT AGREED
 HASER AGREES TO RESCIND ORDER/CONTRACT BY ACCEPTING

*TAXABLE ITEMS
 RECEIVED BY
 SIGNATURE X
 RECEIVED BY
 PRINT NAME

DATE

TOTAL CUBE	3.6	SUB TOTAL	76.14
TOTAL WEIGHT	62	6.50 TAX	0.00
TOTAL PIECES	5	FREIGHT	0.00
		TOTAL	76.14

alDade

Please mail your remittance to:
Dade Paper & Bag, LLC
Distributor of foodservice disposables,
janitorial supplies and equipment
throughout the United States,
Puerto Rico and the Caribbean

Dade Paper & Bag, LLC
dba Imperial Dade
4102-7 BULLS BAY HWY.
JACKSONVILLE, FL 32217

network
DISTRIBUTION BY DESIGN

ORDER NO.	ORDER DATE	INVOICE NO.	INVOICE DATE
813749	08/20/19	13941422	08/21/19
CUSTOMER NO.	SHIP DATE	SOURCE	PAGE
541426	08/21/19	95	1
			9951

JACKSONVILLE, FL

PHONE (904)783-9490

FAX (904)783-4181

INVOICE



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RIVERS EDGE CDD II
RIVERS EDGE CDD
140 RIVERGLADE RUN
ST JOHNS, FL 32259, USA

RIVERS EDGE CDD
RIVERTOWN
175 W TOWN PLACE STE 114
ST AUGUSTINE, FL 32092, USA
CONTACT: DANIEL LAUGHLIN

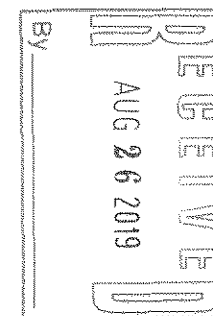
PHONE: 9049405858

SPECIAL INSTRUCTIONS	ROUTE	STOP	SHIP VIA	P.O./CONTRACT NO.	ACCT REPTAX CODE	TERMS
	48	15	OUR TRUCK	8.20.19	541 50	NET 30 DAYS

QUANTITY SHIPPED	QUANTITY ORDERED	UNIT	DESCRIPTION	PACK / SIZE	CUBE / WEIGHT	UNIT PRICE	AMOUNT
1	1		UNIT 55573 EASY SCRUB FLAT MOP TOOLEACH	1	0/0	158.86	158.86
1	1		CASE TMMP444016 FREEDOM S1 16" MOP MICROF WHT S	500/CB	2.3/14	130.72	130.72
4	4		EACH 36340414 COBWEB DUSTER HEAD FOR USE WITH	EACH	0/0	4.76	19.04

Janitorial Supplies RECDD II
Jason Davidson

Jason Davidson



NO PAYMENT CHARGE.
TO PAY HIGHEST INTEREST RATE/COLLECTION COST & REASONABLE
PRICING ERRORS SUBJECT TO CORRECTION. DELIVERY CONTINGENT
ON STRIKES/TRANSPORTATION DELAYS/OTHER ACTS BEYOND OUR
REFUSAL OF MANUFACTURER TO DELIVER PRODUCTS AT AGREED
PRICES. CUSTOMER AGREES TO RESCIND ORDER/CONTRACT BY ACCEPTING

TAXABLE ITEMS

RECEIVED BY
SIGNATURE X

RECEIVED BY
PRINT NAME

DATE

NO SHORTAGE CLAIMS ALLOWED AFTER SIGNING OFF THIS INVOICE

TOTAL CUBE	2.3	SUB TOTAL	308.62
TOTAL WEIGHT	14	6.50 TAX	0.00
TOTAL PIECES	6	FREIGHT	0.00
		TOTAL	308.62

lalDade

Please mail your remittance to:

Distributor of foodservice disposables,
janitorial supplies and equipment
throughout the United States,
Puerto Rico and the Caribbean

Dade Paper & Bag, LLC
dba Imperial Dade
4102-7 BULLS BAY HWY.
JACKSONVILLE, FL 32219

network
DISTRIBUTION BY DESIGN

ORDER NO.	ORDER DATE	INVOICE NO.	INVOICE DATE
855707	09/05/19	13985112	09/06/19
CUSTOMER NO.	SHIP DATE	SOURCE	PAGE
541626	09/06/19	95	1
			9751

JACKSONVILLE, FL

PHONE (904)783-7470

FAX (904)783-4181

INVOICE



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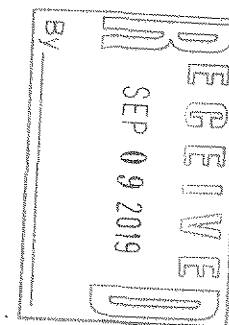
RIVERS EDGE CDD II
RIVERS EDGE CDD
160 RIVERGLADE RUN
ST JOHNS, FL 32257, USA

RIVERS EDGE CDD
RIVERTOWN
475 W TOWN PLACE STE 114
ST AUGUSTINE, FL 32092, USA
CONTACT: DANIEL LAUGHLIN

PHONE: 9049405858

SPECIAL INSTRUCTIONS			ROUTE	STOP	SHIP VIA	P.O./CONTRACT NO.	ACCT REPTAX CODE	TERMS	
WIDSON			34	25	OUR TRUCK	9.5.19 CDD2	541 50	NET 30 DAYS	
QUANTITY SHIPPED	QUANTITY ORDERED	UNIT	DESCRIPTION			PACK / SIZE	CUBE / WEIGHT	UNIT PRICE	AMOUNT
1	1	CASE	321374 HARMONY PRO 2PLY PREM BATH TISSUE			96/400/	4.6/25	31.45	31.45
1	1	CASE	35419 PINE SOL LEMON FRESH ALL PURP CLN			3/1440Z	1/30	40.44	40.44
1	1	CASE	1807-04 BOLD PINK ALL PURPOSE LOTION HAND			4/16AL	1.2/40	36.83	36.83

JANITORIAL SUPPLIES RECO II



LATE PAYMENT CHARGE.
PES TO PAY HIGHEST INTEREST RATE/COLLECTION COST & REASONABLE
PRICING ERRORS SUBJECT TO CORRECTION. DELIVERY CONTINGENT
GOD/STRIKES/TRANSPORTATION DELAYS/OTHER ACTS BEYOND OUR
ING REFUSAL OF MANUFACTURER TO DELIVER PRODUCTS AT AGREED
CHASER AGREES TO RESCIND ORDER/CONTRACT BY ACCEPTING
SIT.

*TAXABLE ITEMS

RECEIVED BY
SIGNATURE X

RECEIVED BY
PRINT NAME

DATE

NO SHORTAGE CLAIMS ALLOWED AFTER SIGNING OF THIS INVOICE

TOTAL CUBE
TOTAL WEIGHT
TOTAL PIECES

6.8
95
1

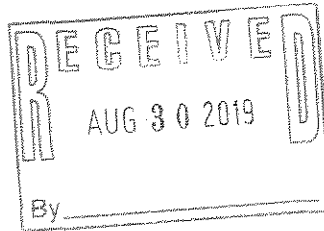
SUB TOTAL
TAX
FREIGHT

TOTAL

108.72
0.00
0.00
108.72

Deron Baker Music LLC

113 Corrientes Ct, Saint Augustine FL 32084



Invoice

Invoice No: 348
Date: 08/29/2019
Terms: NET 14
Due Date: 09/12/2019

Bill To: Rivers Edge CDD
mpollicino@vestapropertyservices.com

Description	Amount
Solo guitar for October 4th 2019 6-8 Food Truck Event	\$200.00

Subtotal	\$200.00
Total	\$200.00
PAID	\$0.00

Pay Now

Invoice2go

Balance Due	\$200.00
-------------	----------

Comments

***If paying with PayPal or credit card please note that a 3.7% processing fee will be applied.

***PLEASE MAKE PAYMENT TO: Deron Baker Music LLC~ Thank you!

From: Marcy Pollicino mpollicino@vestapropertyservices.com
Subject: FW: INVOICE: Eric Alabiso for Sept. 29th 2019 Music
Date: August 29, 2019 at 9:13 AM
To: Daniel Laughlin dlaughlin@gmsnf.com
Cc: Jason Davidson jdavidson@vestapropertyservices.com

Good Morning,

Please see below for the next funding request for Sept. RE CDD II. Thank you!

Marcy Pollicino

Lifestyle Director



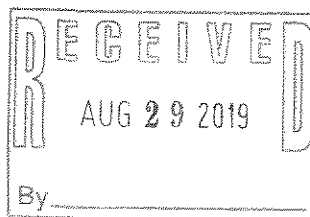
RiverTown

160 RiverGlade Run

Saint Johns FL, 32259

P: 904.679.5523

www.VestaPropertyServices.com



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From: Eric Alabiso <ericalabiso@gmail.com>

Sent: Wednesday, August 28, 2019 4:35 PM

To: Marcy Pollicino <mpollicino@vestapropertyservices.com>

Subject: INVOICE: Eric Alabiso for Sept. 29th 2019 Music

Marcy,

Invoice for services of entertainment by Eric Alabiso performing Sunday, September 29th 2019, 2:30 to 4:30pm for Rivertown Tailgate Party for a fee of \$175.

Please make check payable to:

Eric Alabiso

2054 Riverside Ave Apt 6301

Jacksonville, Florida 32204-4448

Thank you!

--

1001 Bradford Way
Kingston TN 37763

Invoice

Invoice #: 17

Invoice Date: 9/1/19

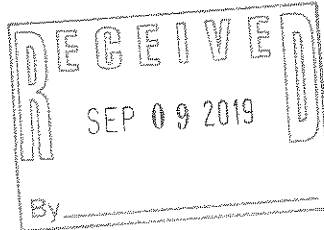
Due Date: 9/1/19

Case:

P.O. Number:

Bill To:

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

[illegible]

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

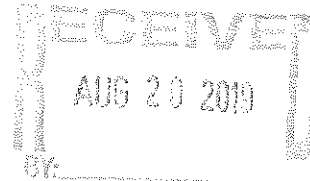
August 16, 2019

Rivers Edge II CDD
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 109238
Billed through 07/31/2019

Boundary Amendment

RE2CDD 00105 JLK



FOR PROFESSIONAL SERVICES RENDERED

07/03/19	JLK	Confer with Gentry on county status of review of petition; confer with engineer on same, including legals.	0.50 hrs
07/12/19	JLK	Review boundary amendment petition response from SJC; disseminate responsibilities and confer with staff on same.	1.10 hrs
07/12/19	LMG	Review County's comments on boundary amendment petition; correspondence regarding same.	0.50 hrs
07/15/19	JLK	Review comments from county and confer with Gentry regarding checklist and options related to same; begin to compile response to petition requests for information.	1.00 hrs
07/15/19	LMG	Revise Boundary Amendment petition and provide revisions to SERC based on comments from county; prepare list of deliverables requested from county.	1.80 hrs
07/16/19	JLK	Conference call regarding county comments, legal descriptions and updated petition; transmit information on same; review parcels in question.	0.80 hrs
07/16/19	LMG	Conference call regarding boundary amendment task list; follow up from same.	1.10 hrs
07/18/19	LMG	Conference with Roberts regarding boundary amendment revisions.	0.20 hrs
07/24/19	LMG	Revise SERC and transmit for comment; correspondence regarding legal descriptions.	0.50 hrs
07/26/19	LMG	Prepare boundary amendment hearing notice; make further revisions to SERC.	0.40 hrs
07/31/19	LMG	Review revised maps; analysis regarding acreage summary chart; correspondence with staff regarding same.	1.70 hrs

Total fees for this matter

\$2,454.00

MATTER SUMMARY

Kilinski, Jennifer L.

3.40 hrs

275 /hr

\$935.00

Gentry, Lauren M.	6.20 hrs	245 /hr	\$1,519.00
TOTAL FEES			\$2,454.00
TOTAL CHARGES FOR THIS MATTER			<u>\$2,454.00</u>

BILLING SUMMARY

Kilinski, Jennifer L.	3.40 hrs	275 /hr	\$935.00
Gentry, Lauren M.	6.20 hrs	245 /hr	\$1,519.00
TOTAL FEES			\$2,454.00
TOTAL CHARGES FOR THIS BILL			<u>\$2,454.00</u>

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

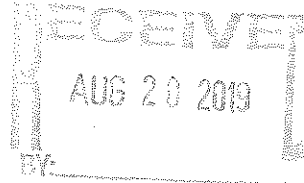
===== STATEMENT =====

August 16, 2019

Rivers Edge II CDD
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 109236
Billed through 07/31/2019

General Counsel
RE2CDD 00001 JLK



FOR PROFESSIONAL SERVICES RENDERED

03/15/19	LMG	Prepare draft of 170.03 resolution.	0.30 hrs
07/01/19	JLK	Update construction funding agreement; confer regarding interlocal and review cost provisions; update same; confer with DM regarding status of funding and options for same; finalize review of audit and confer with staff on same.	1.60 hrs
07/01/19	LMG	Transmit budget documents for review; revise budget funding agreement and follow up on status of construction funding agreement and interlocal agreement.	0.90 hrs
07/03/19	JLK	Begin review of interlocal funding matrix and changes to cost share for same; draft construction funding agreement and transmit same; review/edit and disseminate declaring resolution and validation documentation for commencement of assessment proceedings; review CE signage correspondence and agreements and confer with Gentry on same.	1.50 hrs
07/08/19	JLK	Review meeting agenda and schedule; confer regarding 170.03 notice requirements and timelines; finalize assessment documents.	0.60 hrs
07/09/19	JLK	Review/edit and disseminate developer funding agreement, budget documents, resolutions and related items.	1.10 hrs
07/09/19	LMG	Revise and transmit budget documents.	0.20 hrs
07/10/19	JLK	Review and finalize construction funding agreement; review/finalize BT swimming agreement and confer with Gentry on same.	0.60 hrs
07/13/19	JLK	Review interlocal funding agreement; review in conjunction with the O&M methodology and ER; confer with Perry on same; begin revised interlocal based on revised improvements.	1.00 hrs
07/15/19	LMG	Prepare materials for meeting.	0.20 hrs
07/16/19	JLK	Begin rework of interlocal agreement based on assessment methodology; confer with Perry on same; update various budget documents, including mailed and published notices, funding agreements, etc based on methodology changes.	1.30 hrs

07/17/19	LMG	Review bond counsel and underwriter agreements.	1.00 hrs
07/18/19	LMF	Review alcohol policies to prepare hold harmless waiver for resident clubs.	1.10 hrs
07/20/19	LMG	Revise 170.03 resolution.	0.30 hrs
07/22/19	LMG	Travel to and attend board meeting; follow up from same; research regarding bonds.	3.20 hrs
07/24/19	JLK	Post meeting wrap up; confer regarding methodology updates; confer with Gentry on validation and mailing updates.	0.60 hrs
07/24/19	LMG	Review meeting minutes.	0.10 hrs
07/25/19	LMF	Prepare mailed notice for assessment hearing.	0.70 hrs
07/26/19	LMG	Correspondence regarding assessment hearing date.	0.20 hrs
07/26/19	LMF	Prepare mailed and published notices for assessment hearing.	1.30 hrs
07/30/19	JLK	Begin review of MOU and plat.	0.50 hrs
07/31/19	MCE	Research new law regarding new definition of "home address" and property appraiser objections to confidential information in assessment rolls; prepare memorandum to district manager regarding same.	0.10 hrs
07/31/19	JLK	Review MOU and provide preliminary comments; review plat and provide preliminary comments.	1.40 hrs

Total fees for this matter	\$4,933.50
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DISBURSEMENTS

Document Reproduction	55.50
Travel	139.50
Travel - Meals	4.94
Total disbursements for this matter	\$199.94

MATTER SUMMARY

Kilinski, Jennifer L.	10.20 hrs	275 /hr	\$2,805.00
Fiore, Lydia M. - Paralegal	3.10 hrs	170 /hr	\$527.00
Gentry, Lauren M.	6.40 hrs	245 /hr	\$1,568.00
Eckert, Michael C.	0.10 hrs	335 /hr	\$33.50

TOTAL FEES	\$4,933.50
TOTAL DISBURSEMENTS	\$199.94
INTEREST CHARGE ON PAST DUE BALANCE	\$38.59

TOTAL CHARGES FOR THIS MATTER	\$5,172.03
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BILLING SUMMARY

Kilinski, Jennifer L.	10.20 hrs	275 /hr	\$2,805.00
Fiore, Lydia M. - Paralegal	3.10 hrs	170 /hr	\$527.00
Gentry, Lauren M.	6.40 hrs	245 /hr	\$1,568.00
Eckert, Michael C.	0.10 hrs	335 /hr	\$33.50

TOTAL FEES	\$4,933.50
TOTAL DISBURSEMENTS	\$199.94
INTEREST CHARGE ON PAST DUE BALANCE	\$38.59

TOTAL CHARGES FOR THIS BILL	\$5,172.03
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Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

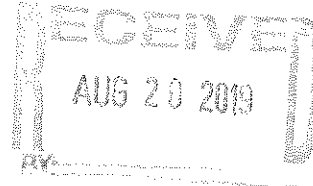
119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

August 16, 2019

Rivers Edge II CDD
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 109237
Billed through 07/31/2019



Bond Validation

RE2CDD 00102 JLK

FOR PROFESSIONAL SERVICES RENDERED

03/18/19	LMG	Prepare bond validation complaint.	0.40 hrs
07/03/19	LMG	Review master improvement plan; research regarding same.	1.10 hrs
07/16/19	LMG	Review and comment on Master assessment methodology and Engineer's Report; research regarding assessments.	3.10 hrs
07/17/19	JLK	Review indenture and bond resolution and begin review of ER; confer with staff on same.	1.30 hrs
07/18/19	JLK	Begin review of AM and provide comments to same; confer with DM regarding unit options and treatment of same; confer regarding impact on boundary amendment on ER and AM and updates to same.	1.00 hrs
07/20/19	JLK	Review and provide comments to ER; review and provide comments to methodology text; review and provide comments to tables; conference call regarding unit types and assessment options and methodology related to same; review Rivers Edge master and assessment levels and confer with staff on same.	1.80 hrs
07/29/19	LMG	Prepare 170.08 hearing notices and resolution; collect information for validation complaint; prepare drafts of issuer's counsel documents.	2.90 hrs

Total fees for this matter \$2,965.00

MATTER SUMMARY

Kilinski, Jennifer L.	4.10 hrs	275 /hr	\$1,127.50
Gentry, Lauren M.	7.50 hrs	245 /hr	\$1,837.50

TOTAL FEES	\$2,965.00
INTEREST CHARGE ON PAST DUE BALANCE	\$13.46

TOTAL CHARGES FOR THIS MATTER **\$2,978.46**

BILLING SUMMARY

Kilinski, Jennifer L.	4.10 hrs	275 /hr	\$1,127.50
Gentry, Lauren M.	7.50 hrs	245 /hr	\$1,837.50

TOTAL FEES	\$2,965.00
INTEREST CHARGE ON PAST DUE BALANCE	\$13.46

TOTAL CHARGES FOR THIS BILL	\$2,978.46
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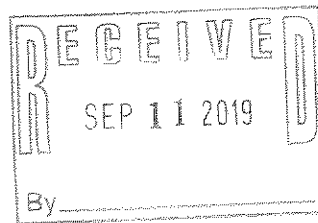
Please include the bill number on your check.

WILD WONDERS ANIMAL SHOWS

"Animals and kids....What's cooler than that?"

Invoice and Confirmation

Michael Rossi
Wild Wonders Animal Show
P.O. Box 614
Middleburg, FL 32050
904-710-5995
Date: 9/11/19



Billing Address:
Marcy Pollicino
Lifestyle Director

RiverTown
160 RiverGlade Run
Saint Johns FL, 32259
P: 904.679.5523

PROGRAM TIME: 3:00 pm- 6:00 pm
Program runs: 3 Hours

COST: \$350.00
Date: October 19,2019

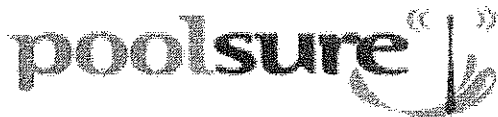
The Wild Wonders Animal Show will have a display table of various animals that can be touched or held by the public for the Fall Festival. Wild Wonders employees will oversee the handling of animals and also make time for education for both local and exotic species.

Total Cost: \$350

Program Description: We prefer to be indoors in the summer. We bring 10-15 animals that are self – contained. We prefer to be in the shade and need a table provided. Children are encouraged to be part of the program by participating in various activities that involve holding animals. We do provide hand sanitizer.

Office Only

Check # _____ or Credit Amount _____ (add \$4.00 for each \$100)
Paid on _____ Total Amount _____



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

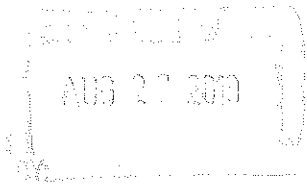
Invoice

Date 9/1/2019

Invoice # 131295588019

Terms	Net 20
Due Date	9/21/2019
PO #	
Customer #	13RIV030

Bill To	Ship To
Rivers Edge CDD Government Management Services 475 West Town Place suite 114 St. Augustine FL 32092	River Club 160 Riverglade Run St. Augustine FL 32092

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	675.00
				

Total 675.00
Amount Due \$675.00

Remittance Slip

Customer
13RIV030
Invoice #
131295588019

Amount Due \$675.00
Amount Paid _____

Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



131295588019



Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

(904) 645-9068 Fax: (904)645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 7/22/2019

Invoice # 110034

Terms: At event

PO#

Customer name: Rivers Edge CDD (RiverTown)

Event type: Fall Festival

Billing address: 140 Landing Street., St. Johns, FL 32259

Original contact person: Marcy Pollicino **Wk:** 904-940-0008 **Cell:** 904-710-9348

E-mail/ fax: mpollicino@vestapropertyservices.com

At event contacts with cell: Same

Event date: Saturday October 19, 2019

Hours of event: 3:00 pm- 6:00 pm

Hours of service: Same

Approximate set up time: Between: 11:00 am- 1:00 pm

Location name and address: 160 River Glade Run, St Johns PI 32259

Where to set up at location: River Club Amphithaetre Area

Power within 75': Yes

Set up-grass or pavement: GR

Water within 75': N/A

Covered area for entertainer: n/a

Notes:

SERVICES NEEDED:

* Inflatable Axe Throwing Game

Delivery

Reg. Rate \$ 349.00

Your Cost \$ 295.00

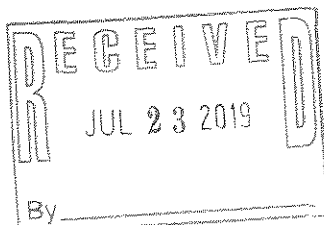
Reg. Rate \$ 55.00

Your Cost \$ 55.00

Total Reg. Price \$ 404.00

Your Total \$ 350.00

Total Savings \$ 54.00



Sub Total: \$ 350.00

Sales Tax: \$ -

Invoice Total: \$ 350.00

50 % Deposit required \$ -

Balance due at set up \$ 350.00

Payments received \$ -

Current Balance \$ 350.00

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x _____ Date: _____



August 14, 2019
Project No: 113094.70
Invoice No: 42427

Rivers Edge CDD
c/o Governmental Management Services, LLC
Attention: Bernadette Peregrino
475 West Town Place, Suite 114
St. Augustine, FL 32092

Project 113094.70 Rivers Edge II CDD

Professional Services from July 1, 2019 to July 31, 2019

Expense Billing

Reimbursable Expenses

Blueprints/Reproduction		24.95	
Total Reimbursables	1.15 times	24.95	28.69
	Total this Task		\$28.69

Task 1: O & M

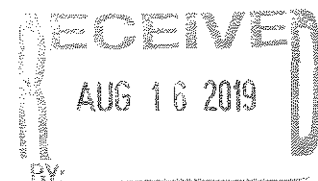
For services including boundary amendment coordination work with staff and surveyor, graphics for newspaper, coordination of landscape budget with staff.

Professional Personnel

	Hours	Rate	Amount	
Principal	9.50	185.00	1,757.50	
Sr. Planner/Sr L.A./Sr. Graphic Arts	1.25	150.00	187.50	
Planner/Project Researcher	18.50	130.00	2,405.00	
Totals	29.25		4,350.00	
Total Labor				4,350.00
		Total this Task		\$4,350.00
		Total this Invoice		\$4,378.69

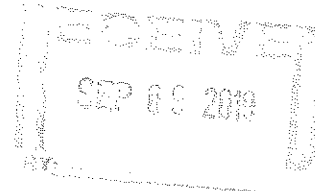
Outstanding Invoices

Number	Date	Balance
41950	6/17/2019	2,359.75
42388	7/25/2019	1,579.49
Total		3,939.24



20	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
08/04		Balance Forward							\$367.98
08/20	P98753	Payment - Lockbox 213							\$-76.29
08/21 08/21	I03211328-08282019	SECTION 170.07 SPECIAL ASSESSMENTS	SA St Augustine Record	3.00 x 22.7500	68.25	1	\$8.98		\$612.89
08/21 08/21	I03211328-08282019	SECTION 170.07 SPECIAL ASSESSMENTS	SA St Aug Record Online	3.00 x 22.7500	68.25	1	\$8.97		\$612.20
08/28 08/28	I03211328-08282019	SECTION 170.07 SPECIAL ASSESSMENTS	SA St Augustine Record	3.00 x 22.7500	68.25	1	\$7.63		\$520.96
08/28 08/28	I03211328-08282019	SECTION 170.07 SPECIAL ASSESSMENTS	SA St Aug Record Online	3.00 x 22.7500	68.25	1	\$7.62		\$520.37
PREVIOUS AMOUNT OWED:				\$367.98					
NEW CHARGES THIS PERIOD:				\$2,266.42					
CASH THIS PERIOD:				(\$76.29)					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									
So that we may serve you better, please remit the amount due. New business is dependent on prompt payments. Please include the remittance stub and input your account number on your check. Thank you.									

RECEIVED
SEP 09 2019



INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$2,266.42		\$291.69	\$0.00	\$0.00	\$0.00		\$2,558.11
SALES REP/PHONE #		ADVERTISER INFORMATION						
Melissa Rhinehart 904-819-3423	1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
		08/05/2019 - 09/01/2019		34435		34435		RIVERS EDGE II CDD

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

ADVERTISING INVOICE and STATEMENT

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME													
		08/05/2019 - 09/01/2019				RIVERS EDGE II CDD													
COMPANY		23		TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3		TERMS OF PAYMENT									
SA 7				\$2,558.11		\$0.00				NET 15 DAYS									
21		CURRENT NET AMOUNT		22		30 DAYS		60 DAYS		OVER 90 DAYS									
		\$2,266.42				\$291.69		\$0.00		\$0.00									
4		PAGE #		5		BILLING DATE		6		BILLED ACCOUNT NUMBER		7		ADVERTISER/CLIENT NUMBER		24		STATEMENT NUMBER	
						09/01/2019				34435				34435				0000053895	

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2633

RIVERS EDGE II CDD
 475 W TOWN PL STE 114
 SAINT AUGUSTINE FL 32092-3649



The St. Augustine Record
 Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

Wed, Aug 21, 2019
9:13:16AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

Acct: 15655
Phone: 8652382622
E-Mail: chogge@gmsnf.com
Client: RIVERS EDGE CDD

Name: RIVERS EDGE CDD
Address: 475 W TOWN PLACE, STE 114

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003207721-01

Start: 08/21/2019

Placement: SA Legals

Copy Line: NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 17

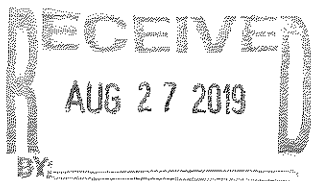
Caller: Courtney Hogg

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 08/21/2019



Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

Lines 187
Depth 21.00
Columns 3

Price \$1,130.85

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.5682(4)(b), FLORIDA STATUTES, BY THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING

The Rivers Edge II Community Development District ("District") Board of Supervisors ("Board") will hold public hearings on Wednesday, September 18, 2019, at 10:30 a.m., at the Rivertown Amenity Center, 156 Landing Street, St. Johns, Florida 32259 to consider the adoption of an assessment roll, the imposition of a master special assessment lien, and special assessments to be proposed on benefited lands within the District, a geographic depiction of which lands are to be assessed is shown below, to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are depicted low and as more particularly set forth in the District's Master Improvement Plan dated July 3, 2019 (the "Improvement Plan").

A public hearing is being conducted pursuant to Chapters 170, 190 and 197, F.S. A description of the property to be assessed and amount to be assessed in each piece or parcel of property may be ascertained by contacting the District's Records Office located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5550. At the conclusion of the public hearings, the Board will, by resolution, levy assessments as finally approved by the Board.

The District is a unit of special-purpose local government responsible for providing, in part, infrastructure improvements for lands within the District. The infrastructure improvements included in the Improvement Plan are currently expected to include, but not limited to, master drainage and stormwater management, master transportation, master landscape, master recreation, and other improvements, all as more specifically described in the Improvement Plan ("Improvements"), on file and available during normal business hours from the District Records Office at the addresses provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Assessment Methodology Report, dated July 21, 2019 (the "Assessment Report"), which is on file and available during normal business hours from the District Records Office at the address provided above. The Assessment Report identifies each tax parcel identification number within the District and maximum assessments per parcel and plotted unit for each land use category that is expected to be assessed. The method of allocating assessments for the improvements to be funded by the District will initially be determined on an equal assessment per acre basis. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District's assessments will be levied against all assessable lands within the District.

The annual principal assessment levied against each parcel will be based on repayment over a maximum of thirty (30) years for the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$4,375,000 in principal amount of debt to be assessed by the District, exclusive of anticipated fees and costs of collection and enforcement, discount, early payment and the annual interest. The proposed annual schedule of assessments is as follows ("Maximum Assessments"):

Product Type	Number of Units	Net Annual Debt Service Assessment Per Unit
Townhomes	600	\$852
30'-39' Single Family	172	\$1,506
40'-49' Single Family	407	\$1,937
50'-59' Single Family	204	\$2,367
60'-69' Single Family	160	\$2,582
70'-79' Single Family	75	\$3,228
80'+ Single Family	41	\$3,658

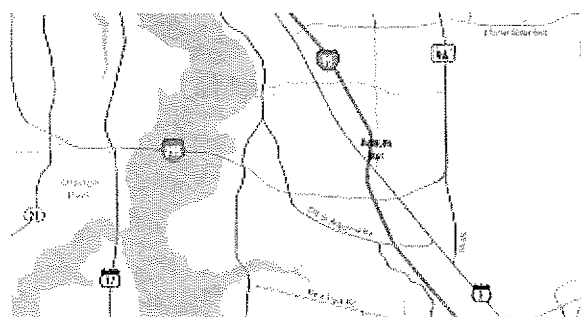
All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type is as set forth in the Assessment Report.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments are anticipated to be levied on the St. Johns County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice. Notwithstanding the description of the Maximum Assessments herein, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing these bonds, as well as a collection protocol, will be determined. The fixed assessment amounts will be determined at a public meeting, pursuant to a supplemental assessment resolution, engineer's report and methodology but in no event will exceed the Maximum Assessments noticed herein. Please note that the preceding statement only applies to capital (debt) assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operation and maintenance of the District.

Also on Wednesday, September 18, 2019, at 10:30 a.m., at the Rivertown Amenity Center, 156 Landing Street, St. Johns, Florida 32259, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (904) 940-5550 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.



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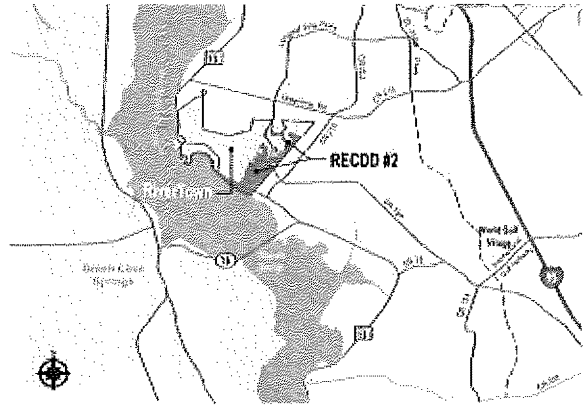
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The St. Augustine Record

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The St. Augustine Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261



RESOLUTION 2019-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAN AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge II Community Development District ("District") was established by Ordinance 2018-28, as adopted by the St. Johns County Commission, and is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended, located entirely within St. Johns County, Florida; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, or construct certain improvements, including but not limited to transportation facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District;

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, acquire, operate, and/or maintain the infrastructure improvements described in the District's *Master Improvement Plan*, dated 3/2019, attached hereto as **Exhibit A** and incorporated herein by reference ("Project"); and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Project by special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* ("Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy and collect the Assessments; and

WHEREAS, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.01, *Florida Statutes*, for the assessment lien(s) levied against certain property described in **Exhibit B** that collectively comprise the property anticipated to be subject to the Assessments; and

WHEREAS, as set forth in the *Master Assessment Methodology Report*, dated July 21, 2019, attached hereto as **Exhibit C** and incorporated herein by reference and on file at Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District Records Office"), the District hereby finds and determines that:

- (i) benefits from the Project will accrue to the property improved;
- (ii) the amount of those benefits will exceed the amount of the Assessments; and
- (iii) the Assessments are fairly and reasonably allocated.

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

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. DECLARATION OF ASSESSMENTS. The Board of Supervisors ("Board") hereby declares that it has determined to under all or a portion of the Project and to defray all or a portion of the cost thereof by the Assessments.

3. DESIGNATING THE NATURE AND LOCATION OF PROJECT IMPROVEMENTS. The nature and general location of, plans and specifications for, the Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is on file and available for public inspection at the same location.

4. DECLARING THE TOTAL ESTIMATED COST OF THE PROJECT, THE PORTION TO BE PAID BY ASSESSMENTS AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

- A. The total estimated construction cost of the Project is \$32,547,262.11 ("Estimated Cost").
- B. The Assessments will defray approximately \$41,376,000, which is the anticipated maximum fair value of any bonds and which exceeds all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit D**.
- C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit E**, as may be modified by supplemental assessment resolutions. Commencing with the years in which the Assessments are certified for collection, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to direct bill. The decision to collect Assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean such method will be used to collect Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The Assessments shall be levied within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specifically benefited thereby and further designated by the assessment plan hereinafter provided for.

6. ASSESSMENT PLAN. Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plan showing the area to be assessed, with certain plans and specifications describing the Project and the estimated cost of the Project, all of which are open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.05, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit F** hereto, which shows lots and lands assessed, the amount of benefit to and the maximum assessment against each lot or parcel of land and the number annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

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Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augusting Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two (2) public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS
DATE: September 16, 2019
TIME: 10:30 a.m.
LOCATION: River Town Amenty Center
198 Landing Street
St. Johns, Florida 32259

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager hereby authorized and directed to place said notice in a newspaper of general circulation within St. Johns County (by two (2) publications one (1) week apart with the first publication at least twenty (20) days prior to the date of the hearing established here). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the area to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within St. Johns County and to provide such other notice as may be required by law or desired in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of this Resolution so held to be invalid or unconstitutional.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 22nd day of July, 2019.

ATTEST:

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

/s/ James Perry
Secretary

/s/ Jason Sessions
Chairperson, Board of Supervisors

Exhibit A: Master Improvement Plan, dated July 3, 2019

Exhibit B: Master Assessment Methodology Report, dated July 21, 2019

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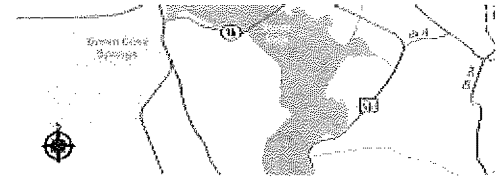
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RESOLUTION 2019-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS PAID BY ASSESSMENTS; AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS SHALL BE LEVIED; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PREPARING A PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETBACK; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFIRMATION OF THE EFFECTIVE DATE.

WHEREAS, the Rivers Edge II Community Development District ("District") was established by the St. Johns County Commission, and is a local unit of special-purpose government organized under Chapter 190, *Florida Statutes*, as amended, located entirely within St. Johns County, Florida; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, construct, extend, or construct certain improvements, including but not limited to transportation facilities, and other infrastructure projects, and services necessitated by the development of, and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct, acquire, operate, and/or maintain the infrastructure improvements described in the District's 2019, attached hereto as **Exhibit A** and incorporated herein by reference ("Project"); and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Project; and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development and Alternative Method of Making Local Municipal Improvements, and Chapter 197, *Florida Statutes*, to levy and enforce Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy and

WHEREAS, this Resolution shall serve as the resolution required to declare special assessments, *Florida Statutes*, for the assessment levied against certain property described in Exhibit A anticipated to be subject to the Assessments; and

WHEREAS, as set forth in the *Master Assessment Methodology Report*, dated July 21, 2019, incorporated herein by reference and on file at Governmental Management Services, 425 West Washington Avenue, Suite 200 ("District Records Office"), the District hereby finds and determines that:

- (i) benefits from the Project will accrue to the property improved;
- (ii) the amount of those benefits will exceed the amount of the Assessments; and
- (iii) the Assessments are fairly and reasonably allocated.

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

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted in accordance with the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*, and is incorporated herein and are adopted by the Board as true and correct statements.

2. DECLARATION OF ASSESSMENTS. The Board of Supervisors ("Board") hereby declares that the Project and to defray all or a portion of the cost thereof by the Assessment.

3. DESIGNATING THE NATURE AND LOCATION OF PROJECT IMPROVEMENTS. The plans and specifications for the Project are described in Exhibit A, which is on file at the District Office and available for public inspection at the same location.

4. DECLARING THE TOTAL ESTIMATED COST OF THE PROJECT, THE PORTION OF THE COST TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID:

- A. The total estimated construction cost of the Project is \$82,547,262.11 ("Estimated Cost").
- B. The Assessments will defray approximately \$41,375,000, which is the anticipated maximum amount of the cost of the Project, as well as other financing-related costs, as set forth in Exhibit A.
- C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit A, which is on file at the District Office and available for public inspection at the same location. The Assessments are certified to be paid in not more than thirty (30) annual installments. The Assessments may be payable in annual or semi-annual installments and collected pursuant to Chapter 197, *Florida Statutes*; provided that the annual or semi-annual assessment method of collecting the Assessments is not available to the District, in its best interest, the Assessments may be collected as is otherwise permitted by law. The decision to collect Assessments by any particular method - e.g., on the tax or by direct bill - will be used to collect Assessments in future years, and the District reserves the right to change its method in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The Assessments shall be levied on all lots and lands adjoining and contiguous or bounding and abutting the Project, and further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Office, a plat showing the area to be assessed, with certain plans and specifications describing the Project, all of which are open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.05, *Florida Statutes*, the District has made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit A, showing the amount of benefit to and the maximum assessment against each annual installment into which the assessment may be divided, which assessment roll is hereby adopted as the preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Section 197.36(2)(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: September 16, 2019

TIME: 10:30 a.m.

LOCATION: River Edge II Community Center
1355 Landing Street
St. Johns, Florida 32259

The purpose of the public hearings is to hear comment and objections to the proposed special assessments as identified in the preliminary assessment roll, a copy of which is on file and as they may appear at that hearing or submit their comments in writing prior to the hearings at the District Office. Notice of said hearings shall be published in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and directed to place said notice in a newspaper of general circulation within the District one (1) week apart with the first publication at least twenty (20) days prior to the hearing. The District Manager shall file a publisher's affidavit with the District Secretary verifying that the notice is published. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the date of the hearing to the owners of all property to be assessed and include in such notice the amount of the assessment against such property and the date of the hearing. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.06, *Florida Statutes*, the District shall cause this Resolution to be published twice in a week for two (2) weeks in a newspaper of general circulation within the District and to provide such other notice as may be required by law or desired in the best interest of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith, to the extent of such conflict, are hereby repealed.

11. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the remainder of this Resolution shall not thereby be affected.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.



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EDGE II COMMUNITY

Resolution is adopted pursuant to the
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PASSED AND ADOPTED this 22nd day of July, 2019.

ATTEST:

RIVERS EDGE II COMMUNITY DEVELOPMENT

/s/ James Perry
Secretary

/s/ Janna Sessions
Chairperson, Board of Supervisors

Exhibit A: *Master Improvement Plan*, dated July 3, 2019

Exhibit B: *Master Assessment Methodology Report*, dated July 21, 2019

DISTRICT

0003287721 August 21, 28, 2019

THE ST. AUGUSTINE RECORD
Affidavit of Publication

RIVERS EDGE CDD
475 W TOWN PLACE, STE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15655
AD# 0003207721-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

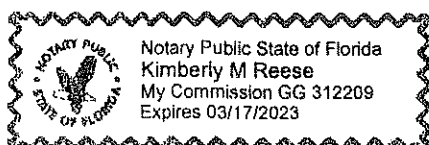
STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **SECTION 170.07 SPECIAL ASSESSMENTS** was published in said newspaper on **08/21/2019**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this AUG 21 2019
by Melissa Rhinehart who is personally known to me
or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION
SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, IN
MUNICIPALITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION
ASSESSMENT ROLL PURSUANT TO SECTION 197.0632(4)(b), FLORIDA STATUTES,
MUNICIPALITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING

The Rivers Edge II Community Development District ("District") Board of Supervisors ("Board") on Tuesday, September 18, 2019, at 10:00 a.m., at the Riverfront Amenity Center, 156 Lane 10, to consider the adoption of an assessment roll, the imposition of a master special assessment proposed bonds on benefited lands within the District, a geographic depiction of which lands in provide for the levy, collection and enforcement of the special assessments. The streets are low and as more particularly set forth in the District's Master Improvement Plan dated July 1, public hearing is being conducted pursuant to Chapters 170, 196 and 197, F.S. A description amount to be assessed to each piece or parcel of property may be ascertained by consulting 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850. At this time will, by resolution, levy assessments as finally approved by the Board.

The District is a unit of special-purpose local government responsible for providing, in part, within the District. The infrastructure improvements included in the Improvement Plan are not limited to, master drainage and stormwater management, master transportation, master improvements, all as more specifically described in the Improvement Plan ("Improvements"). The District intends to impose assessments on benefited lands within the District in the master assessment methodology report, dated July 21, 2019 (the "Assessment Report"), which is on file with the District Records Office at the address provided above. The Assessment Report number within the District and maximum assessments per parcel and plotted unit for expected to be assessed. The method of allocating assessments for the improvements to be funded on an equal assessment per acre basis. The methodology is explained in more detail described in more detail in the Assessment Report, the District's assessments will be levied against.

The annual principal assessment levied against each parcel will be based on repayment over a 10 year period to each parcel. The District expects to collect sufficient revenues to retire the amount of debt to be assessed by the District, exclusive of anticipated fees and costs of collection and the annual interest. The proposed annual schedule of assessments is as follows:

Product Type	Number of Units	Net Annual Service Ass Per Unit
Townhomes	600	\$85
30'-39' Single Family	172	\$1.50
40'-49' Single Family	407	\$1.93
50'-59' Single Family	204	\$2.36
60'-69' Single Family	160	\$2.58
70'-79' Single Family	75	\$3.22
80'+ Single Family	41	\$3.68

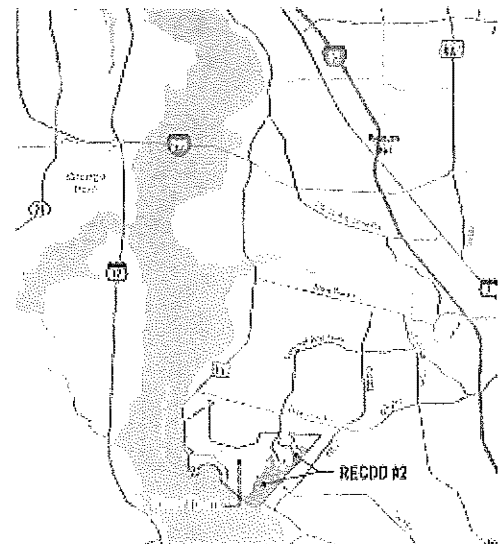
All amounts stated herein are subject to change and/or final determination at the public hearing. Specific maximum amounts expected per parcel or product type is as set forth in the

The assessments may be prepaid in whole at any time, or in some instances in part, or may be in installments subsequent to the issuance of debt to finance the improvements. These amounts levied on the St. Johns County tax roll by the Tax Collector. Alternatively, the District may these assessments. All affected property owners have the right to appear at the public hearing with the District within twenty (20) days of the publication of this notice. Notwithstanding assessments herein, landowners will not have a payment obligation until the issuance of bonds securing these bonds, as well as a collection protocol, will be determined. The fixed: at a public meeting, pursuant to a supplemental assessment resolution, engineer's report exceed the Maximum Assessments noticed herein. Please note that the preceding statement of and shall have no effect on the ability of the District to levy assessments and collect payment on behalf of the District.

Also on Wednesday, September 18, 2019, at 10:00 a.m., at the Riverfront Amenity Center, 156 Lane 10, the Board will hold a regular public meeting to consider any other business that may come before the Board. The Board meeting and hearings are open to the public and will be conducted in accordance with the District's policies. The Board meeting and/or the public hearings may time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered: will need a record of the proceedings and should accordingly ensure that a verbatim record of the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are in the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-966-5770 (Voice).



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62-541-5010



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Wed, Aug 28, 2019
8:05:59AM

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NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 190.07, FLORIDA STATUTES, BY THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.5632(4)(b), FLORIDA STATUTES, BY THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING

The Rivers Edge II Community Development District ("District") Board of Supervisors ("Board") will hold public hearings on Wednesday, September 18, 2019, at 10:30 a.m., at the Rivertown Amenity Center, 156 Landing Street, St. Johns, Florida 32239 to consider the adoption of an assessment roll, the imposition of a master special assessment lien, and special assessments to so proposed bonds on benefited lands within the District, a geographic depiction of which lands are to be assessed is shown below, to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are depicted below and as more particularly set forth in the District's Master Improvement Plan dated July 3, 2019 (the "Improvement Plan"). A public hearing is being conducted pursuant to Chapters 170, 190 and 197, F.S. A description of the property to be assessed and amount to be assessed to each piece or parcel of property may be ascertained by contacting the District's Records Office located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850. At the conclusion of the public hearings, the Board will, by resolution, levy assessments as finally approved by the Board.

The District is a unit of special-purpose local government responsible for providing, in part, infrastructure improvements for lands within the District. The infrastructure improvements included in the Improvement Plan are currently expected to include, but not limited to, master drainage and stormwater management, master transportation, master landscape, master recreation, and other improvements, all as more specifically described in the Improvement Plan ("Improvements"), on file and available during normal business hours from the District Records Office at the addresses provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Assessment Methodology Report, dated July 21, 2019 (the "Assessment Report"), which is on file and available during normal business hours from the District Records Office at the address provided above. The Assessment Report identifies each tax parcel identification number within the District and maximum assessments per parcel and platting unit for each land use category that is currently expected to be assessed. The method of allocating assessments for the improvements to be funded by the District will initially be determined on an equal assessment per acre basis. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District's assessments will be levied against all assessable lands within the District.

The annual principal assessment levied against each parcel will be based on repayment over a maximum of thirty (30) years for the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$41,325,000 in principal amount of debt to be assessed by the District, exclusive of anticipated fees and costs of collection and enforcement, discount on early payment and the annual interest. The proposed annual schedule of assessments is as follows ("Maximum Assessments"):

Product Type	Number of Units	Net Annual Debt Service Assessment Per Unit
Townhomes	600	\$852
30'-39' Single Family	172	\$1,506
40'-49' Single Family	407	\$1,937
50'-59' Single Family	204	\$2,367
60'-69' Single Family	160	\$2,582
70'-79' Single Family	75	\$3,228
80'+ Single Family	41	\$3,658

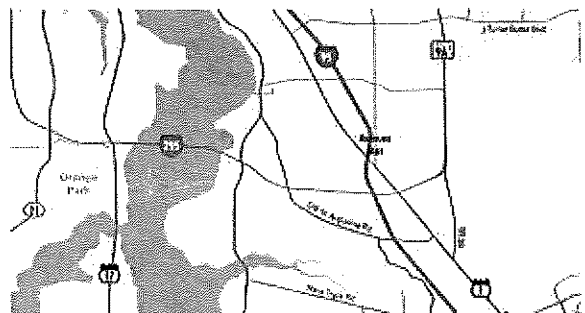
All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type is as set forth in the Assessment Report.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments are anticipated to be collected on the St. Johns County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice. Notwithstanding the description of the Maximum Assessments herein, taxpayers will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing these bonds, as well as a collection protocol, will be determined. The fixed assessment amounts will be determined at a public meeting, pursuant to a supplemental assessment resolution, engineer's report and methodology but in no event will exceed the Maximum Assessments noticed herein. Please note that the preceding statement only applies to capital (debt) assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operation and maintenance of the District.

Also on Wednesday, September 18, 2019, at 10:30 a.m., at the Rivertown Amenity Center, 156 Landing Street, St. Johns, Florida 32239, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.



Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

3. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 171 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two (2) public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: September 18, 2019

TIME: 10:30 a.m.

LOCATION: River Town Amenity Center
136 Landing Street
St. Johns, Florida 32269

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 199 and 197, *Florida Statutes*, and the District Manager hereby authorized and directed to place said notice in a newspaper of general circulation within St. Johns County (by two (2) publications one (1) week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein. The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within St. Johns County and to provide such other notice as may be required by law or desired in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part so held to be invalid or unconstitutional.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 22nd day of July, 2019.

ATTEST:

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

/s/ James Perry
Secretary

/s/ Jason Sessions
Chairperson, Board of Supervisors

Exhibit A: Master Improvement Plan, dated July 3, 2019

Exhibit B: Master Assessment Methodology Report, dated July 21, 2019

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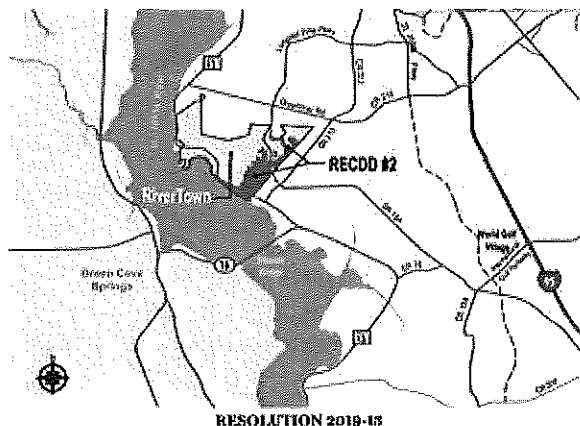
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The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261



RESOLUTION 2019-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAN AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge II Community Development District ("District") was established by Ordinance 2018-26, as adopted by the St. Johns County Commission, and is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended, located entirely within St. Johns County, Florida; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, or construct certain improvements, including but not limited to: transportation facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, acquire, operate, and/or maintain the infrastructure improvements described in the District's *Master Improvement Plan*, dated 3/3/2019, attached hereto as **Exhibit A** and incorporated herein by reference ("Project"); and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Project by special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* ("Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy and collect the Assessments; and

WHEREAS, this Resolution shall serve as the "Resolution required to declare special assessments" contemplated by Section 170.04, *Florida Statutes*, for the assessment (levies) levied against certain property described in Exhibit B that collectively comprise the property anticipated to be subject to the Assessments; and

WHEREAS, as set forth in the *Master Assessment Methodology Report*, dated July 21, 2019, attached hereto as **Exhibit B** and incorporated herein by reference and on file at Governmental Management Services, 475 West Town Place, Suite 115, St. Augustine, 1 810 42092 ("District Records Office"), the District hereby finds and determines that:

- (i) benefits from the Project will accrue to the property improved,
- (ii) the amount of those benefits will exceed the amount of the Assessments, and
- (iii) the Assessments are fairly and reasonably allocated.

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

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. DECLARATION OF ASSESSMENTS. The Board of Supervisors ("Board") hereby declares that it has determined to under all or a portion of the Project and to defray all or a portion of the cost thereof by the Assessments.

3. DESIGNATING THE NATURE AND LOCATION OF PROJECT IMPROVEMENTS. The nature and general location of, plans and specifications for, the Project are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

4. DECLARING THE TOTAL ESTIMATED COST OF THE PROJECT, THE PORTION TO BE PAID BY ASSESSMENTS AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID

- A. The total estimated construction cost of the Project is \$82,547,262.11 ("Estimated Cost").
- B. The Assessments will defray approximately \$41,976,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B.
- C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. Commencing with the years in which the Assessments are certified for collection, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to direct bill. The decision to collect Assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean such method will be used to collect Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The Assessments shall be levied within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specifically benefited thereby and further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAN. Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plan showing the area to be assessed, with certain plans and specifications describing the Project and the estimated cost of the Project, all of which are open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.04, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows lots and lands assessed, the amount of benefit to and the maximum assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

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THE ST. AUGUSTINE RECORD
Affidavit of Publication

RIVERS EDGE CDD
475 W TOWN PLACE, STE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15655
AD# 0003207721-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

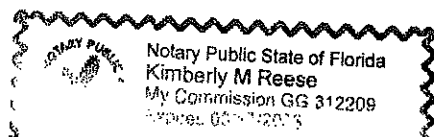
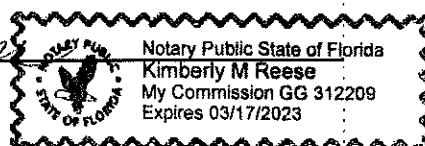
STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **SECTION 170.07 SPECIAL ASSESSMENTS** was published in said newspaper on 08/28/2019.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this AUG 28 2019 day of _____
by Melissa Rhinehart who is personally known to me
or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION
SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, IN
COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION
ASSESSMENT ROLL PURSUANT TO SECTION 197.3622(4)(b), FLORIDA STATUTES,
COMMUNITY DEVELOPMENT DISTRICT**

NOTICE OF REGULAR MEETING

The Rivers Edge II Community Development District ("District") Board of Supervisors ("Board") on Tuesday, September 18, 2019, at 10:30 a.m., at the Rivertown Amenity Center, 156 Lane in consider the adoption of an assessment roll, the imposition of a master special assessment proposed bonds on identified lands within the District, a geographic depiction of which lands is provided for the levy, collection and enforcement of the special assessments. The streets are low and as more particularly set forth in the District's Master Improvement Plan dated July, public hearing is being conducted pursuant to Chapters 170, 190 and 197, F.S. A description amount to be assessed to each parcel or part of property may be ascertained by consulting 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850. At the same will, by resolution, levy assessments as finally approved by the Board.

The District is a unit of special-purpose local government responsible for providing, in part, within the District. The infrastructure improvements included in the Improvement Plan are not limited to, master drainage and stormwater management, master transportation, master improvements, all as more specifically described in the Improvement Plan ("Improvements business hours from the District Records Office at the addresses provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Improvement Plan, dated July 21, 2019 (the "Assessment Report"), which is on file hours from the District Records Office at the address provided above. The Assessment Report number within the District and maximum assessments per parcel and plotted unit for expected to be assessed. The method of allocating assessments for the improvements to be completed on an equal assessment per acre basis. The methodology is explained in more detail set forth in more detail in the Assessment Report, the District's assessments will be levied against

The annual principal assessment levied against each parcel will be based on repayment over a total debt allocated to each parcel. The District expects to collect sufficient revenues to repay the amount of debt to be assessed by the District, exclusive of anticipated fees and costs of collection payment and the annual interest. The proposed annual schedule of assessments is as follows:

Product Type	Number of Units	Net Annual Service Ass Per Unit
Townhomes	600	\$85.00
30'-39' Single Family	172	\$1.50
40'-49' Single Family	407	\$1.93
50'-59' Single Family	204	\$2.36
60'-69' Single Family	160	\$2.58
70'-79' Single Family	75	\$3.22
80'+ Single Family	41	\$3.65

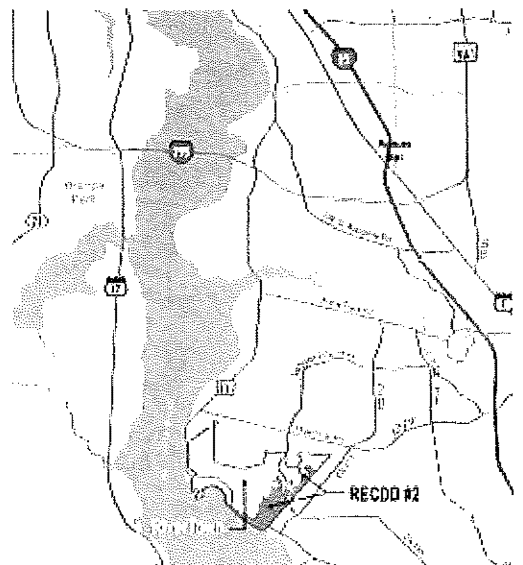
All amounts stated herein are subject to change and/or final determination at the public hearing. Specific maximum amounts expected per parcel or product type is as set forth in the

The assessments may be prepaid in whole at any time, or in some instances in part, or may be installed subsequent to the issuance of debt to finance the improvements. These annual assessments are levied on the St. Johns County tax roll by the Tax Collector. Alternatively, the District may these assessments. All affected property owners have the right to appear at the public hearings with the District within twenty (20) days of the publication of this notice. Notwithstanding assessments herein, landowners will not have a payment obligation until the issuance of bonds amounts securing those bonds, as well as a collection protocol, will be determined. The Board, at a public meeting, pursuant to a supplemental assessment resolution, engineer's report and the Maximum Assessments noticed herein. Please note that the preceding statement or and shall have no effect on the ability of the District to levy assessments and collect payment on behalf of the District.

Also on Wednesday, September 18, 2019, at 10:30 a.m., at the Rivertown Amenity Center, at 156 Lane, the Board will hold a regular public meeting to consider any other business that may come before the Board. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of the District's Board meeting and/or the public hearings may time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered, it will need a record of the proceedings and should accordingly ensure that a verbatim record includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are unable to contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TDD) / 1-800-955-8770 (Voice).



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56 Landing Street, St. Johns, Flor-
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at the meeting or hearings, such person
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Handwritten signature and date
10/1/2019



RESOLUTION 2019-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS; PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS SHALL BE LEVIED; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; DESIGNATING THE ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETBACK; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFIRMATION OF THE EFFECTIVE DATE.

WHEREAS, the Rivers Edge II Community Development District ("District") was established by the St. Johns County Commission, and is a local unit of special-purpose government organized under Chapter 190, Florida Statutes, as amended, located entirely within St. Johns County, Florida;

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, construct, or construct certain improvements, including but not limited to transportation facilities, and other infrastructure projects, and services necessitated by the development of, and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct, acquire, operate, and/or maintain the infrastructure improvements described in the District's 2019, attached hereto as Exhibit A and incorporated herein by reference ("Project"); and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Project pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Section and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, for reconstruction, enlarge or extend, equip, operate, and maintain the Project and to impose, levy and

WHEREAS, this Resolution shall serve as the resolution required to declare special assessments pursuant to Florida Statutes, for the assessment lien(s) levied against certain property described in Exhibit A anticipated to be subject to the Assessments; and

WHEREAS, as set forth in the Master Assessment Methodology Report, dated July 21, 2019, incorporated herein by reference and on file at Governmental Management Services, 475 West Towne Drive 32092 ("District Records Office"), the District hereby finds and determines that:

- (i) benefits from the Project will accrue to the property improved;
- (ii) the amount of those benefits will exceed the amount of the Assessments; and
- (iii) the Assessments are fairly and reasonably allocated.

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

1. AUTHORITY FOR THIS RESOLUTION: INCORPORATION OF RECITALS. The provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes incorporated herein and are adopted by the Board as true and correct statements.

2. DECLARATION OF ASSESSMENTS. The Board of Supervisors ("Board") hereby declares that all or a portion of the Project and to defray all or a portion of the cost thereof by the Assessment.

3. DESIGNATING THE NATURE AND LOCATION OF PROJECT IMPROVEMENTS. Plans and specifications for the Project are described in Exhibit A, which is on file at the District and available for public inspection at the same location.

4. DECLARING THE TOTAL ESTIMATED COST OF THE PROJECT, THE PORTION OF THE PROJECT TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

- A. The total estimated construction cost of the Project is \$32,547,262.11 ("Estimated Cost").
- B. The Assessments will defray approximately \$41,376,000, which is the anticipated maximum amount of the Estimated Cost, as well as other financing-related costs, as set forth in the Assessment Resolution.
- C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit A, the Assessment Resolution. Commencing with the year in which the Assessments are certified to be paid in not more than thirty (30) annual installments. The Assessments may be payable over as ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided that the assessment method of collecting the Assessments is not available to the District in its best interest, the Assessments may be collected as is otherwise permitted direct bill. The decision to collect Assessments by any particular method - e.g., on the tax roll - such method will be used to collect Assessments in future years, and the District reserves the right to change methods in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The District, on all lots and lands adjoining and contiguous or bounding and abutting the Project, and further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District, a plat showing the area to be assessed, with certain plans and specifications describing the Project, all of which are open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.04, Florida Statutes, the District shall prepare a preliminary assessment roll, in accordance with the method of assessment described in the Assessment Resolution, the amount of benefit to and the maximum assessment against each parcel, and divide the amount of benefit into which the assessment may be divided, which assessment roll is based on the preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.04 and 197.03(2)(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby held as follows:

NOTICE OF PUBLIC HEARINGS
DATE: September 16, 2019
TIME: 10:30 a.m.
LOCATION: River Town Amenity Center
388 Lansing Street
St. Johns, Florida 32259

The purpose of the public hearings is to hear comment and objections to the proposed special assessments as identified in the preliminary assessment roll, a copy of which is on file and as they may appear at the hearing or submit their comments in writing prior to the hearings at the District. Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and directed to place said notice in a newspaper of general circulation within the District one (1) week apart with the first publication at least twenty (20) days prior to the hearing. The District Manager shall file a publisher's affidavit with the District Secretary verifying that the notice has been published. The District Manager shall file proof of such mailing by affidavit with the District Secretary. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District shall cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the District, and to provide such other notice as may be required by law or desired in the best interest of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed. If any section or part of a section of this Resolution is declared invalid and effect of any other section or part of a section of this Resolution shall not thereby be affected. If any section or part of a section of this Resolution is declared invalid and effect of any other section or part of a section of this Resolution shall not thereby be affected.

11. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid and effect of any other section or part of a section of this Resolution shall not thereby be affected.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.



REPUBLIC
SERVICES

8619 Western Way
Jacksonville FL 32256-036060

Customer Service (904) 731-2456
RepublicServices.com/Support

Account Number 3-0687-0012047
Invoice Number 0687-000999597
Invoice Date August 16, 2019
Previous Balance \$1,030.32
Payments/Adjustments -\$1,030.32
Current Invoice Charges \$522.06

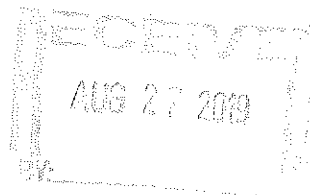
Total Amount Due \$522.06	Payment Due Date September 05, 2019
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PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 07/24	5555555	-\$1,030.32

CURRENT INVOICE CHARGES

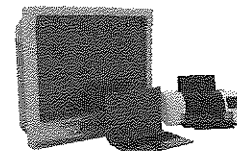
Description	Reference	Quantity	Unit Price	Amount
River Club 160 River Glade Run PO Y Saint Johns, FL Contract: 9687022 (C51) 1 Waste Container 8 Cu Yd, 1 Lift Per Week Pickup Service 09/01-09/30 Container Refresh 09/01-09/30		1.0000	\$360.00 \$9.00	\$360.00 \$9.00
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$122.64
Total Franchise - Local				\$24.47
CURRENT INVOICE CHARGES				\$522.06



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Electronics Recycling with BlueGuard™

Convenient recycling solutions that are safe for your business and good for our planet. To learn more, visit RepublicServices.com/Electronics



REPUBLIC
SERVICES

8619 Western Way
Jacksonville FL 32256-036060

Please Return This
Portion With Payment

Total Enclosed

Return Service Requested

L2RCACDTAV 015261



RIVERS EDGE CDD
RIVER CLUB
475 W TOWN PL
STE 114
ST AUGUSTINE FL 32092-3649



Total Amount Due	\$522.06
Payment Due Date	September 05, 2019
Account Number	3-0687-0012047
Invoice Number	0687-000999597



For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

REPUBLIC SERVICES #687
PO BOX 9001099
LOUISVILLE KY 40290-1099

30687001204700000009995970000522060000522069

Contract For Musical Services

An agreement made on 7/15/19
between (Hirer name) Vesta (Rivertown) c/o Marcy Pollicino
of address 160 River Glade Turn/St. Johns, FL 32259
and Band Representative: SHAW FROM
of address 1392 CASTLE PINES CIRCLE, ST. AUG, FL 32092
Agree to provide a combination of 4 musicians appearing as The Shades of Grey Band
to perform the following engagement at Rivertown
of address All above
on the date 10/25/19 start time 12 end time 9
in the amount of \$325- payable by check (check, cash etc.)
upon completion of the musical services, minus the deposit.

Conditions:

- Deposit: At the time of signing the Contract, N/A
shall pay a non-refundable deposit of _____ for the Services.
- Cancellation by the Hirer, the deposit is non-refundable.
- Cancellation by the Band or Musician(s), the deposit will be refunded in full.*
- The Band or Musician(s) shall arrive at least 1 hour before starting time, to set-up and conduct sound check.
- Guest tickets, If applicable for the Band or Musician(s) Wives allowed n/c.
- Food and Drink, If applicable ?

Signature of Band representative

Printed Name of Band representative

Telephone 850-321-5598

Email SHAW FROM 1@gmail.com

Signature of Hirer

Printed Name of Hirer

Telephone 904-679-5523

Email mpollicino@vestapropertyservices.com



Stephen Quinn Music

New Invoice

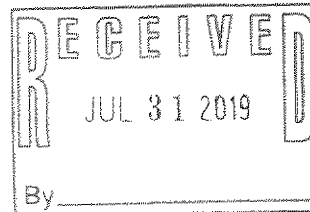
\$200.00 due on July 25, 2019

Pay Invoice

Stephen Quinn Acoustic

Invoice #000016

July 25, 2019



Bill To

River Town

River Town

mpollicino@vestapropertyservices.com

+1 (904) 679-5523

160 Riverglade Run

Saint Johns, Florida 32259

We appreciate your business.

Custom Amount

\$200.00

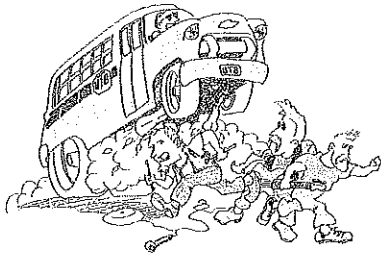
Stephen Quinn Acoustic 11/2/2019

Subtotal

\$200.00

Total Due

\$200.00



INVOICE

11/11/19

Under The Bus Blues Band

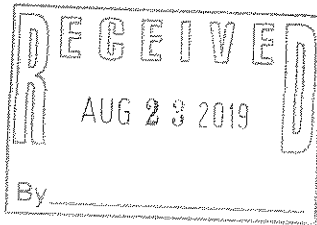
Matthews Murphy

Bill To:

Marcy Pollicino

Lifestyle Director

RiverTown



Date: Jul 26, 2019

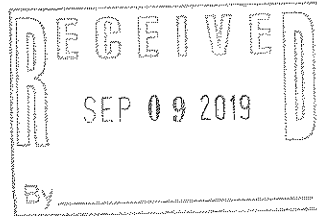
Due Date: Oct 11, 2019

Balance Due: \$720.00

Item	Quantity	Rate	Amount
Live Music - October 11th, 2019	2	\$360.00	\$720.00

Subtotal: \$720.00

Total: \$720.00



Invoice

Invoice #: 1287B

Date: 09/09/19

Customer PO:

DUE DATE: 10/09/19

BILL TO

RiverTown
Rivers Edge Shared CDD
475 West Town Place, Suite 114
Saint Augustine, FL 32092

FROM

VerdeGo
PO Box 789
3335 North State Street
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

DESCRIPTION

#57 - Standard Maintenance Contract September 2019

AMOUNT

\$37,987.71

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$37,987.71



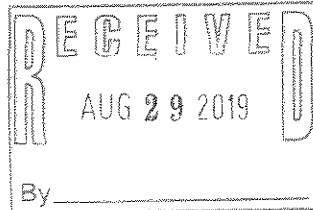
Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 359774
Date 9/1/2019
Terms Net 30
Due Date 10/1/2019
Memo Rivers Edge CDDII

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
Field Operations Manager	1		2,585.00
General & Lifestyle Manager	1		5,248.33
Guest Services	1		5,186.85
Community Maint Staff	1		2,330.32
Pool Maintenance	1		1,163.67
Janitorial Maintenance	1		2,438.17
Common Grounds Maintenance	1		1,939.45

Thank you for your business.

Total \$20,891.79

C.

Rivers Edge II

Community Development District

Check Run Summary

August 31, 2019

Fund	Date	Check No.	Amount
General Fund	8/13/19	194-223	\$ 179,544.80
Total			\$ 179,544.80

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/13/19	00065	6/24/19 19-2085	201906 320-57200-60000	REPLACE GATE RIVETS	*	180.00	
				APK AUSTIN, LLC			180.00 000194
8/13/19	00030	7/01/19 36394	201906 320-57200-46800	JUNE LAKE MAINTENANCE	*	300.00	
				CHARLES AQUATICS, INC.			300.00 000195
8/13/19	00066	7/01/19 123	201907 320-57200-49400	EVENT 8/18/19 CONCH FRIT	*	525.00	
				CST ENTERTAINMENT PRODUCTIONS			525.00 000196
8/13/19	00014	6/26/19 13788548	201906 320-57200-60000	JANITORIAL SUPPLIES	*	100.90	
				DADE PAPER & BAG, LLC			100.90 000197
8/13/19	00014	7/08/19 13816963	201907 320-57200-60000	JANITORIAL SUPPLIES	*	73.88	
				DADE PAPER & BAG, LLC			73.88 000198
8/13/19	00014	7/10/19 13824705	201907 320-57200-60000	JANITORIAL SUPPLIES	*	93.80	
				DADE PAPER & BAG, LLC			93.80 000199
8/13/19	00002	6/01/19 13	201906 310-51300-34000	JUN MANAGEMENT FEES	*	2,500.00	
		6/01/19 13	201906 310-51300-35100	JUN INFORMATION TECH	*	100.00	
		6/01/19 13	201906 310-51300-51000	OFFICE SUPPLIES	*	12.98	
		6/01/19 13	201906 310-51300-42500	COPIES	*	184.35	
				GOVERNMENTAL MANAGEMENT SERVICES			2,797.33 000200
8/13/19	00002	6/24/19 14	201906 310-51300-34000	PREPERATION OF SERC	*	4,000.00	
				GOVERNMENTAL MANAGEMENT SERVICES			4,000.00 000201
8/13/19	00002	7/01/19 15	201907 310-51300-34000	JUL MANAGEMENT FEES	*	2,500.00	
		7/01/19 15	201907 310-51300-35100	JUL INFORMATION TECH	*	100.00	
		7/01/19 15	201907 310-51300-51000	OFFICE SUPPLIES	*	12.56	
		7/01/19 15	201907 310-51300-42500	COPIES	*	121.80	
				GOVERNMENTAL MANAGEMENT SERVICES			2,734.36 000202

RED2 RIVERS EDGE II HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/13/19	00004	6/17/19 107973	201905 310-51300-31500	MAY GENERAL COUNSEL	*	1,835.73	
				HOPPING GREEN & SAMS			1,835.73 000203
8/13/19	00004	6/17/19 107974	201905 310-51300-31500	MAY BOUNDARY AMENDMENT	*	1,352.50	
				HOPPING GREEN & SAMS			1,352.50 000204
8/13/19	00046	7/02/19 4158	201904 320-57200-60000	REPLACE CEILING FANS	*	1,490.00	
				KAD ELECTRIC COMPANY			1,490.00 000205
8/13/19	00046	7/02/19 4156	201906 320-57200-60000	REPLACE POOL LIGHTS	*	285.00	
				KAD ELECTRIC COMPANY			285.00 000206
8/13/19	00019	7/10/19 090919	201907 300-15500-10000	COMEDY SHOW 9/9/19	*	350.00	
				MARK ALAN MAGIC, LLC			350.00 000207
8/13/19	00006	7/01/19 13129558	201907 320-57200-46200	JUL POOL MAINTENANCE	*	675.00	
				POOLSURE			675.00 000208
8/13/19	00008	6/17/19 41950	201905 310-51300-31100	MAY PROFESSIONAL SERVICES	*	2,352.50	
				PROSSER			2,352.50 000209
8/13/19	00012	7/10/19 CS2019-4	201907 320-57200-49000	6/1/19-9/30/19 COST SHARE	*	43,903.00	
				RIVERS EDGE CDD			43,903.00 000210
8/13/19	00040	5/01/19 61719	201905 320-57200-60000	PAINT FOR PLAY PARK	*	226.63	
		6/26/19 71004	201906 320-57200-60000	PAINT	*	45.79	
				THE SHERWIN WILLIAM CO.			272.42 000211
8/13/19	00028	2/13/19 03141877	201902 310-51300-48000	NOTICE OF MEETING 2/20/19	*	80.78	
				THE ST.AUGUSTINE RECORD			80.78 000212
8/13/19	00028	5/29/19 I0317929	201906 310-51300-48000	NOTICE OF MEETING 6/11/19	*	76.29	
				THE ST.AUGUSTINE RECORD			76.29 000213

RED2 RIVERS EDGE II HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/13/19	00011	6/12/19 5878432	201906 320-57200-43500	JUN PEST CONTROL	*	95.00	
				TURNER PEST CONTROL			95.00 000214
8/13/19	00051	5/31/19 661	201905 320-57200-46100	IRRIGATION REPAIR	*	256.00	
				VERDEGO LLC			256.00 000215
8/13/19	00051	6/03/19 718B	201906 320-57200-46100	JUN LANDSCAPE MAINTENANCE	*	36,173.65	
				VERDEGO LLC			36,173.65 000216
8/13/19	00051	6/24/19 806	201906 320-57200-46100	RIVERCLUB VIBURNUM	*	825.00	
				VERDEGO LLC			825.00 000217
8/13/19	00051	7/01/19 918B	201907 320-57200-46100	JUL LANDSCAPE MAINTENANCE	*	36,173.65	
				VERDEGO LLC			36,173.65 000218
8/13/19	00010	5/31/19 357104	201905 320-57200-60000	2X6 BOARD RETURN	*	9.29-	
		5/31/19 357104	201905 320-57200-49400	TACK FOR WALL OF HEROS	*	2.65	
		5/31/19 357104	201905 320-57200-49400	PHOTOS FOR WALL OF HEROS	*	10.20	
		5/31/19 357104	201905 320-57200-60000	PING PONG BALLS	*	11.39	
		5/31/19 357104	201905 320-57200-60000	2X6 BOARD FOR DOCK	*	12.28	
		5/31/19 357104	201905 320-57200-60000	SHUFFLEBOARD POWDER	*	17.86	
		5/31/19 357104	201905 320-57200-60000	SHUFFLEBOARD POWDER	*	27.15	
		5/31/19 357104	201905 320-57200-60000	PING PONG BALLS	*	32.98	
		5/31/19 357104	201905 320-57200-51000	CONSTANT CONTACT	*	35.00	
		5/31/19 357104	201905 320-57200-60000	TOWELS FOR CLEANING	*	58.97	
		5/31/19 357104	201905 320-57200-49400	JEDI FOR STAR WARS NIGHT	*	119.60	
				VESTA PROPERTY SERVICES, INC			318.79 000219
8/13/19	00010	6/01/19 356928	201906 320-57200-34300	JUN FIELD OPS MANAGER	*	2,585.00	

RED2 RIVERS EDGE II HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		6/01/19	356928 201906 320-57200-34000 JUN GEN/LIFESTYLE MANAGER		*	5,248.33	
		6/01/19	356928 201906 320-57200-34100 JUN GUEST SERVICES		*	5,186.85	
		6/01/19	356928 201906 320-57200-34200 JUN COMMUNITY MAINT STAFF		*	2,330.32	
		6/01/19	356928 201906 320-57200-46200 JUN POOL MAINTENANCE		*	1,163.67	
		6/01/19	356928 201906 320-57200-51200 JUN JANITORIAL MAINT		*	2,438.17	
		6/01/19	356928 201906 320-57200-46000 JUN COMMON GROUNDS MAINT		*	1,939.45	
VESTA PROPERTY SERVICES, INC							20,891.79 000220
8/13/19	00010	6/30/19	357776 201906 320-57200-49400 STAFF FOR EVENT		*	289.00	
VESTA PROPERTY SERVICES, INC							289.00 000221
8/13/19	00010	6/30/19	358173 201906 320-57200-49400 ITEMS FOR 4TH OF JULY		*	14.98	
		6/30/19	358173 201906 320-57200-60000 CHALK FOR EVENT BOARD		*	14.99	
		6/30/19	358173 201906 320-57200-49400 WATER FOR EVENT		*	17.23	
		6/30/19	358173 201906 320-57200-60000 CLEANER FOR TAP LINES		*	20.75	
		6/30/19	358173 201906 320-57200-60000 DUST FOR SHUFFLEBOARD		*	22.11	
		6/30/19	358173 201906 320-57200-60000 POOL TESTING KIT		*	26.58	
		6/30/19	358173 201906 320-57200-51000 CONSTANT CONTACT		*	35.00	
VESTA PROPERTY SERVICES, INC							151.64 000222
8/13/19	00010	7/01/19	357304 201907 320-57200-34300 JUL FIELD OPS MANAGER		*	2,585.00	
		7/01/19	357304 201907 320-57200-34000 JUL GEN/LIFESTYLE MANAGER		*	5,248.33	
		7/01/19	357304 201907 320-57200-34100 JUL GUEST SERVICES		*	5,186.85	
		7/01/19	357304 201907 320-57200-34200 JUL COMMUNITY MAINT STAFF		*	2,330.32	
		7/01/19	357304 201907 320-57200-46200 JUL POOL MAINTENANCE		*	1,163.67	
		7/01/19	357304 201907 320-57200-51200 JUL JANITORIAL MAINT		*	2,438.17	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/01/19 357304	201907 320-57200-46000		*	1,939.45	
		JUL COMMON GROUNDS MAINT		VESTA PROPERTY SERVICES, INC			20,891.79 000223

						TOTAL FOR BANK A	179,544.80
						TOTAL FOR REGISTER	179,544.80

RED2 RIVERS EDGE II HSMITH

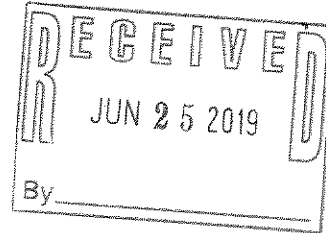
APK Austin, LLC

5363 Airpark Loop West
Green Cove Springs, FL 32043
904.334.2769

Invoice

Date	Invoice #
6/24/2019	19-2085

Bill To
Rivers Edge CDD2 475 West Town Place Suite 114 St. Augustine FL, 32092.



1.32.572.66
65

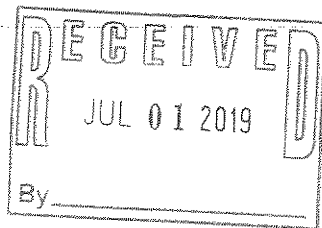
P.O. No.	Terms	Proposal No.
Verbal	Due on receipt	

Quantity	Description	Rate	Amount
2	Service and installation Labor (2 Hour Minimum Charge)	85.00	170.00
1	Lot Miscellaneous Product	10.00	10.00T
	We were called out due to the gates being hit. We found the safety rivets had released protecting the gate from damage. We replaced the rivets and all tested good		
	Approved RECDD 2 Gate Damage incurred from accident on 6-22-19 Jason Davidson <i>Jason Davidson</i>		

Thank you. We appreciate your business.

Subtotal	\$180.00
Sales Tax (7.0%)	\$0.70
Total	\$180.70
Payments/Deposits	\$0.00
Balance Due	\$180.70

6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044



Date	Invoice #
7/1/2019	36394

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

Due Date
7/1/2019

1.32.572.468
30

Qty	Description	Rate	Amount
1	Aquatic Management Services performed on 6/28/19	300.00	300.00

 **CST**
Entertainment Productions LLC

DATE	INVOICE #
7/1/2019	123

RECEIVED
JUL 01 2019
By _____

Total	525.00
Balance Due	525.00

ImperialDade

Distributor of foodservice disposables,
janitorial supplies and equipment
throughout the United States,
Puerto Rico and the Caribbean

Large Paper & Bag, LLC
dba Imperial Dade
4102-T BULLS BAY HWY.
JACKSONVILLE, FL 32217

network
DISTRIBUTION BY DESIGN

ORDER NO.	ORDER DATE	INVOICE NO.	INVOICE D.
665155	06/25/19	13788548	06/26
CUSTOMER NO.	SHIP DATE	SOURCE	PAGE
341626	06/26/19	75	1
			793

JACKSONVILLE, FL

PHONE (904)783-9490

FAX (904)783-4181

INVOICE



RIVERS EDGE CDD
RIVERTOWN
475 W TOWN PLACE STE 114
ST AUGUSTINE, FL 32092, USA
CONTACT: DANIEL LAUGHLIN

PHONE: 9049405658

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RIVERS EDGE CDD II
RIVERS EDGE CDD
160 RIVERGLADE RUN
ST JOHNS, FL 32259, USA

SPECIAL INSTRUCTIONS

ROUTE STOP

SHIP VIA

P.O./CONTRACT NO.

ACCT REPTAX CODE

TERMS

34

8

OUR TRUCK

6.25.19 CDD2

541

50

NET 30 DAYS

QUANTITY SHIPPED QUANTITY ORDERED UNIT

DESCRIPTION

PACK / SIZE

CUBE / WEIGHT

UNIT PRICE

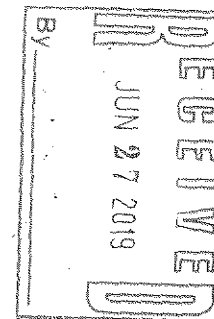
AMOUNT

2	2	2 CASE 24x32 X-HEAVY WHITE CAN LINER 15 GAL 5/25/	8/25	.7/10	12.05	24.1
3	3	3 CASE XTREME TUFF 40x46 BLK LD 2 MILD/LNR 45 GAL	100	1.6/73	25.60	76.8

REC'D 2 JANITORIAL Supplies



1-32-572-60
14



E PAYMENT CHARGE.

TO PAY HIGHEST INTEREST RATE/COLLECTION COST & REASONABLE
PRICING ERRORS SUBJECT TO CORRECTION. DELIVERY CONTINGENT
ON/STRIKES/TRANSPORTATION DELAYS/OTHER ACTS BEYOND OUR
REFUSAL OF MANUFACTURER TO DELIVER PRODUCTS AT AGREED
PRICES. CUSTOMER AGREES TO RESCIND ORDER/CONTRACT BY ACCEPTING

*TAXABLE ITEMS

RECEIVED BY
SIGNATURE X

RECEIVED BY
PRINT NAME

DATE

NO SHORTAGE CLAIMS ALLOWED AFTER SIGNING OF THIS INVOICE

TOTAL
CUBE

TOTAL
WEIGHT

TOTAL
PIECES

5.5

63

5

SUB TOTAL

6.50TAX

FREIGHT

TOTAL

100.90

0.00

0.00

100.90



Please mail your remittance to:
 Distributor of foodservice disposables,
 janitorial supplies and equipment
 throughout the United States,
 Puerto Rico and the Caribbean

Dade Paper & Bag, LLC
 dba Imperial Dade
 4102-T BULLS BAY HWY.
 JACKSONVILLE, FL 32219



ORDER NO.	ORDER DATE	INVOICE NO.	INVOICE DATE
691913	07/05/19	13816783	07/08/19
CUSTOMER NO.	SHIP DATE	SOURCE	PAGE
541626	07/08/19	95	1
			9951

JACKSONVILLE, FL

PHONE (904)783-9490

FAX (904)783-4181

INVOICE



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RIVERS EDGE CDD
 RIVERTOWN
 475 W TOWN PLACE STE 114
 ST AUGUSTINE, FL 32092, USA

RIVERS EDGE CDD II
 RIVERS EDGE CDD
 160 RIVERGLADE RUN
 ST JOHNS, FL 32259, USA

CONTACT: DANIEL LAUGHLIN

PHONE: 9049408888

SPECIAL INSTRUCTIONS

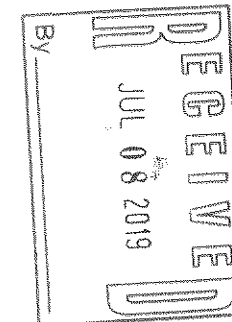
VIDEON

ROUTE	STOP	SHIP VIA	P.O./CONTRACT NO.	ACCT REPTAX CODE	TERMS
50	12	OUR TRUCK	7.2.19 CDD2	541 : 50	NET 30 DAYS

QUANTITY SHIPPED	QUANTITY ORDERED	UNIT	DESCRIPTION	PACK / SIZE	CUBE / WEIGHT	UNIT PRICE	AMOUNT
1	1		1 CASE XTREME TUFF 40x46 BLK LD 2 MIL/C/LNR 45 GAL	100	.6/24	25.60	25.60
2	2		2 CASE M2540A TORX UNIV WHITE M-FOLD 9.5x9.125 4	16/250	3/38	24.14	48.28

REC'D II JANITORIAL SUPPLIES.

1-32-572-60
14



LATE PAYMENT CHARGE.
 YES TO PAY HIGHEST INTEREST RATE/COLLECTION COST & REASONABLE
 . PRICING ERRORS SUBJECT TO CORRECTION. DELIVERY CONTINGENT
 30D/STRIKES/TRANSPORTATION DELAYS/OTHER ACTS BEYOND OUR
 ING REFUSAL OF MANUFACTURER TO DELIVER PRODUCTS AT AGREED
 RCHASER AGREES TO RESCIND ORDER/CONTRACT BY ACCEPTING
 SIT.

*TAXABLE ITEMS
 RECEIVED BY
 SIGNATURE X
 RECEIVED BY
 PRINT NAME
 DATE

Handwritten signature

TOTAL CUBE	3.6	SUB TOTAL	73.88
TOTAL WEIGHT	68	6.50 TAX	0.00
TOTAL PIECES	5	FREIGHT	0.00
		TOTAL	73.88



Please mail your remittance to:

Distributor of foodservice disposables,
janitorial supplies and equipment
throughout the United States,
Puerto Rico and the Caribbean

JACKSONVILLE, FL

Imperial Dade
dba Imperial Dade
4102-7 BULLS BAY HWY.
JACKSONVILLE, FL 32219

PHONE (904)783-9490



FAX (904)783-4181

ORDER NO.	ORDER DATE	INVOICE NO.	INVOICE DATE
700764	07/09/19	13824705	07/10/19
CUSTOMER NO.	SHIP DATE	SOURCE	PAGE
541626	07/10/19	75	1
			C/S REP
			7751

INVOICE



RIVERS EDGE CDD
RIVERTOWN
75 W TOWN PLACE STE 114
ST AUGUSTINE, FL 32092, USA
CONTACT: DANIEL LAUGHLIN

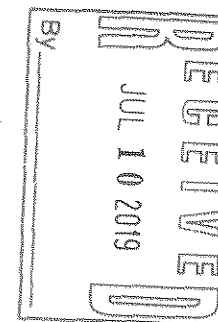
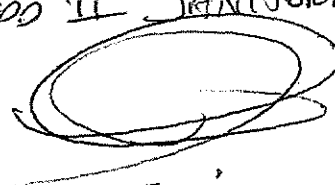
PHONE: 9049405858

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RIVERS EDGE CDD II
RIVERS EDGE CDD
160 RIVERGLADE RUN
ST JOHNS, FL 32257, USA

SPECIAL INSTRUCTIONS			ROUTE	STOP	SHIP VIA	P.O./CONTRACT NO.	ACCT REPTAX CODE		TERMS
IDSDN			34	17	OUR TRUCK	7.9.19 CDD2	541	50	NET 30 DAYS
QUANTITY SHIPPED	QUANTITY ORDERED	UNIT	DESCRIPTION			PACK / SIZE	CUBE / WEIGHT	UNIT PRICE	AMOUNT
2	2	CASE	MB540A TORK UNIV WHITE M-FOLD 9.5x9.125 4			16/250	3/38	24.14	48.28
1	1	CASE	21547 LIVI VPE 2PLY WHITE BATHTISSUE 4.06x			80/500	4.4/29	45.52	45.52

REC'D II JANITORIAL Supplies



PAYMENT CHARGE.
O PAY HIGHEST INTEREST RATE/COLLECTION COST & REASONABLE
CING ERRORS SUBJECT TO CORRECTION. DELIVERY CONTINGENT
STRIKES/TRANSPORTATION DELAYS/OTHER ACTS BEYOND OUR
REFUSAL OF MANUFACTURER TO DELIVER PRODUCTS AT AGREED
USER AGREES TO RESCIND ORDER/CONTRACT BY ACCEPTING

*TAXABLE ITEMS

RECEIVED BY
SIGNATURE X

RECEIVED BY
PRINT NAME

DATE

NO SHORTAGE CLAIMS ALLOWED AFTER SIGNATURE

TOTAL CUBE	7.4	SUB TOTAL	93.80
TOTAL WEIGHT	67	TAX	0.00
TOTAL PIECES	3	FREIGHT	0.00
		TOTAL	93.80

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 13

Invoice Date: 6/1/19

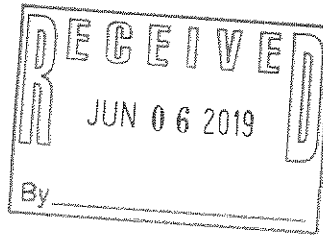
Due Date: 6/1/19

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Management Fees - June 2019 1-31-513-34		2,500.00	2,500.00
Information Technology - June 2019 1-31-513-351		100.00	100.00
Office Supplies 1-31-513-51		12.98	12.98
Copies 1-31-513-425		184.35	184.35
2			

Total \$2,797.33

Payments/Credits \$0.00

Balance Due \$2,797.33

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

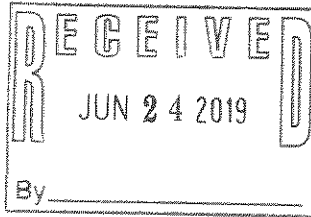
Invoice #: 14

Invoice Date: 6/24/19

Due Date: 6/24/19

Case:

P.O. Number:

Bill To:Rivers Edge II CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092**2**

Description	Hours/Qty	Rate	Amount
Preparation of SERC for boundary amendment and revisions 1.31.513.34 2		4,000.00	4,000.00
Please Wire Funds To: GMS, LLC ABA 062005690 Account 0178076773 Contact Angela Dougal (865) 270-7850			

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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 15

Invoice Date: 7/1/19

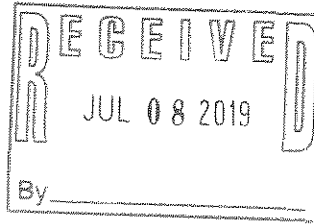
Due Date: 7/1/19

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Management Fees - July 2019 1-31-513-34		2,500.00	2,500.00
Information Technology - July 2019 1-31-513-351		100.00	100.00
Office Supplies 1-31-513-51		12.56	12.56
Copies 1-31-513-425 2		121.80	121.80
Total			\$2,734.36
Payments/Credits			\$0.00
Balance Due			\$2,734.36

Hopping Green & Sams

Attorneys and Counselors

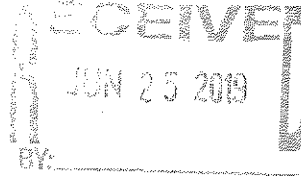
119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

June 17, 2019

Rivers Edge II CDD
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 107973
Billed through 05/31/2019



1.31-513-315
4

General Counsel
RE2CDD 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

05/08/19	JLK	Review and edit disclosure documents and confer with landowner on same; update and provide comments on conservation easements and documentation requested regarding the same.	1.50 hrs
05/09/19	LMG	Prepare for meeting.	0.30 hrs
05/10/19	JLK	Continue negotiations and research with district management team, insurance providers and ADA consultants on questions related to policies, accessibility and requisite standards.	0.10 hrs
05/10/19	LMG	Prepare appropriation resolution.	0.20 hrs
05/15/19	JLK	Review agenda package and confer with Gentry on meeting.	0.40 hrs
05/15/19	LMG	Travel to and attend board meeting; follow up regarding same.	3.50 hrs
05/30/19	CGS	Monitor proposed legislation which may impact district.	0.20 hrs
Total fees for this matter			\$1,608.00

DISBURSEMENTS

Document Reproduction	67.50
Travel	116.39
Travel - Meals	5.25
Total disbursements for this matter	\$189.14

MATTER SUMMARY

Stuart, Cheryl G.	0.20 hrs	390 /hr	\$78.00
Kilinski, Jennifer L.	2.00 hrs	275 /hr	\$550.00
Gentry, Lauren M.	4.00 hrs	245 /hr	\$980.00

TOTAL FEES	\$1,608.00
TOTAL DISBURSEMENTS	\$189.14

=====

INTEREST CHARGE ON PAST DUE BALANCE

\$38.59

TOTAL CHARGES FOR THIS MATTER**\$1,835.73****BILLING SUMMARY**

Stuart, Cheryl G.	0.20 hrs	390 /hr	\$78.00
Kilinski, Jennifer L.	2.00 hrs	275 /hr	\$550.00
Gentry, Lauren M.	4.00 hrs	245 /hr	\$980.00

TOTAL FEES \$1,608.00

TOTAL DISBURSEMENTS \$189.14

INTEREST CHARGE ON PAST DUE BALANCE \$38.59

TOTAL CHARGES FOR THIS BILL**\$1,835.73****Please include the bill number on your check.**

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

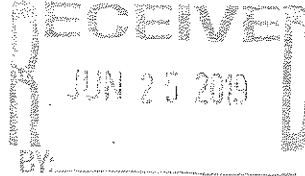
June 17, 2019

Rivers Edge II CDD
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 107974
Billed through 05/31/2019

Boundary Amendment

RE2CDD 00105 JLK



1-31-513-315
4

FOR PROFESSIONAL SERVICES RENDERED

05/09/19	JLK	Confer regarding status of petition and transmit information on same.	0.20 hrs
05/16/19	JLK	Review engineer legals questions and update petition related to same.	0.20 hrs
05/20/19	LMG	Review legal descriptions and update boundary amendment petition.	0.40 hrs
05/22/19	JLK	Review updated checklist and materials and transmit the same; confer with staff regarding authorization of agent and transmit the same.	0.80 hrs
05/22/19	LMG	Analysis regarding boundary amendment legal descriptions; update boundary amendment petition; conference with Kilinski regarding same; review statutory petition requirements.	2.40 hrs
05/24/19	LMG	Revise boundary amendment petition; provide commentary on SERC.	0.70 hrs
05/29/19	JLK	Confer regarding updated legals; review gaps; conference with engineer on same.	0.60 hrs

Total fees for this matter \$1,352.50

MATTER SUMMARY

Kilinski, Jennifer L.	1.80 hrs	275 /hr	\$495.00
Gentry, Lauren M.	3.50 hrs	245 /hr	\$857.50

TOTAL FEES \$1,352.50

TOTAL CHARGES FOR THIS MATTER \$1,352.50

BILLING SUMMARY

Kilinski, Jennifer L.	1.80 hrs	275 /hr	\$495.00
Gentry, Lauren M.	3.50 hrs	245 /hr	\$857.50

TOTAL FEES \$1,352.50

=====

TOTAL CHARGES FOR THIS BILL

\$1,352.50

Please include the bill number on your check.

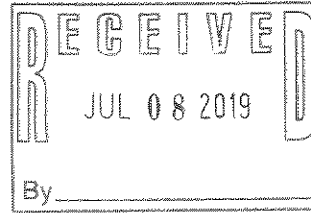


ELECTRIC COMPANY
EC0001925

KAD ELECTRIC COMPANY
P.O. BOX 8567
FLEMING ISLAND FL 32006-0014

Invoice

DATE	INVOICE #
7/2/2019	4158



BILL TO
Rivers Edge CDD 475 W. Town Place St. Augustine FL 32092

P.O. NO.	TERMS	JOB
	Due on receipt	19-907

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
Elec. Labor	1	Date of work: 04-15-2019 and material. Replaced all the ceiling fans @ River Club Fans provided by manufacturer. Approved RECDD 2 repair and replacement Jason Davidson <i>Jason Davidson</i> 1-32-572-66 46	1,490.00	1,490.00

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

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

Total	\$1,490.00
Payments/Credits	\$0.00
Balance Due	\$1,490.00

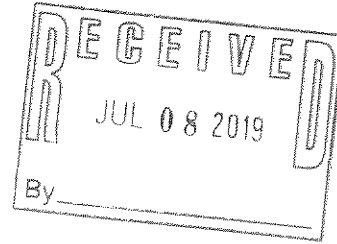


ELECTRIC COMPANY
EC0001925

KAD ELECTRIC COMPANY
P.O. BOX 8567
FLEMING ISLAND FL 32006-0014

Invoice

DATE	INVOICE #
7/2/2019	4156



BILL TO
Rivers Edge CDD 475 W. Town Place St. Augustine FL 32092

P.O. NO.	TERMS	JOB
	Due on receipt	19-934

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
Elec. Labor	1	Date of work: 06-01-2019 and material. Replaced pool deck light pole driver & replaced ground up light that was damaged by lawn mower. Approved RECDD 2 R&R Jason Davidson 1-32-572-60 46	285.00	285.00

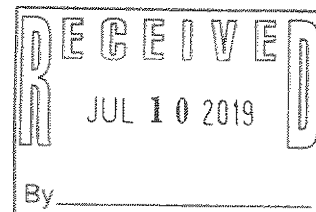
Thank you for your business. We appreciate it very much.

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

Total	\$285.00
Payments/Credits	\$0.00
Balance Due	\$285.00

Mark Alan Magic, LLC

**36 Wild Egret Lane
St. Augustine, FL 32086
904-540-5084
www.markalanmagic.net**



**Client: Vesta Properties Services (Rivertown)
140 Landing St. St Johns FL 32259**

Contact: Marcy Pollicino

1-300-155-10

Invoice: 090919

Date	Service	Cost
9/9/19	60min Standup Comedy Show @ 7pm In the River Café. 160 Riverglad Run. St Johns FL.	\$350.00
Total		\$350.00

***Please make payment to Mark Alan Magic, LLC
Payment in full is due upon arrival on the day of performance
unless otherwise agreed upon.**

Thank You. Comedian Magician Mark Alan



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

Invoice

Date 7/1/2019

Invoice # 131295586607

Terms	Net 20
Due Date	7/21/2019
PO #	
Customer #	13RIV030

Bill To Rivers Edge CDD Government Management Services 475 West Town Place suite 114 St. Augustine FL 32092	Ship To River Club 160 Riverglade Run St. Augustine FL 32092 1.32.572.462 6
--	---

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	675.00
<div>RECEIVED JUL 23 2019 BY: _____</div>				

Total 675.00
Amount Due \$675.00

Remittance Slip

Customer
13RIV030

Invoice #
131295586607

Amount Due \$675.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295586607

PROSSER

June 17, 2019

Project No: 113094.70

Invoice No: 41950

Rivers Edge CDD
c/o Governmental Management Services, LLC
Attention: Bernadette Peregrino
475 West Town Place, Suite 114
St. Augustine, FL 32092

1-31-513-311
8

Project 113094.70 Rivers Edge II CDD

Professional Services from May 1, 2019 to May 31, 2019

Fee and Expense Billing

Reimbursable Expenses

Blueprints/Reproduction		6.30	
Total Reimbursables	1.15 times	6.30	7.25
	Total this Task		\$7.25

Task 1: O & M

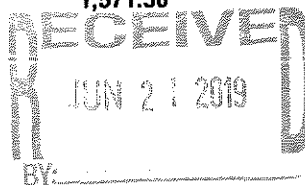
For services including boundary amendment coordination work with staff and surveyor.

Professional Personnel

	Hours	Rate	Amount	
Principal	8.50	185.00	1,572.50	
Engineer	6.00	130.00	780.00	
Totals	14.50		2,352.50	
Total Labor				2,352.50
		Total this Task		\$2,352.50
		Total this Invoice		\$2,359.75

Outstanding Invoices

Number	Date	Balance
41768	5/20/2019	1,571.30
Total		1,571.30



INVOICE

Rivers Edge

Community Development District

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

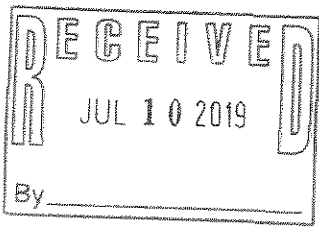
Date: July 10, 2019

Bill To:

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

Invoice: CS2019-4

1.32.572.49

Due Date	Description	Amount
08/01/2019	Rivertown Funding- Developer Cost Share Master Roadways and Stormwater 06/01/2019-09/30/2019 	\$43,903
Total		\$43,903

Please remit payment to:

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

Wiring Instructions:

RBK: Wells Fargo, N.A
ABA: 121000248
ACCT: 2000025906860
ACCT NAME: Rivers Edge CDD



STATEMENT OF COMMERCIAL ACCOUNT

STATEMENT DATE: 06/30/19

PAGE: 1

CUSTOMER NUMBER : 7879-1630-3

THE SHERWIN-WILLIAMS CO.
ACCOUNTS RECEIVABLE DEPT.
3065 COUNTY RD 210 W
SAINT JOHNS, FL 32259 2016

RIVERS EDGE COMMUNITY DEVLPMT
475 WEST TOWN PL
ST. AUGUSTINE, FL 32092

DUE DATE

07/20/2019

PLEASE PAY

\$330.92

JOB NUMBER: 01

JOB NAME: RIVERS EDGE COMMUNITY DEVLPMT

PAYMENT TERMS: NET 20TH PROX

IF YOU HAVE ANY QUESTIONS CONCERNING YOUR ACCOUNT, PLEASE CALL 904-230-9208**ACCOUNT SUMMARY****PAST DUE AMOUNTS MUST BE PAID IMMEDIATELY**

PREVIOUS BALANCE: \$285.13
CURRENT MONTH CHARGES: \$45.79
CURRENT MONTH PAYMENTS: \$0.00
CURRENT MONTH STORE CREDITS: \$0.00
CURRENT MONTH OTHER DEBITS: \$0.00
CURRENT MONTH OTHER CREDITS: \$0.00
ACCOUNT BALANCE \$330.92

CURRENT DUE: \$45.79
PAST DUE 1-30 DAYS: \$226.63
PAST DUE 31-60 DAYS: \$58.50
PAST DUE 61-90 DAYS: \$0.00
PAST DUE OVER 90 DAYS: \$0.00
NET AMOUNT DUE: \$330.92

ACCOUNT DETAIL

DATE	TYPE	STORE	REF NO	P.O. NUMBER/JOB DESC	AMOUNT	SUBTOTAL
04/10/2019	CHARGE	2424	75931	RIVER CLUB	\$28.72	
04/10/2019	CHARGE	2424	75956	RIVERCLUB WALL	\$29.78	
05/01/2019	CHARGE	3888	61719	PLAY PARK	\$226.63	
						\$285.13
06/26/2019	CHARGE	2424	71004	RIVERTWON WALL	\$45.79	
						\$45.79

REMITTANCE ADVICE

CUSTOMER NO.

PAGE 1

7879-1630-3

JOB NUMBER : 01

2424 / 00175

RIVERS EDGE COMMUNITY DEVLPMT
475 WEST TOWN PL
ST. AUGUSTINE, FL 32092

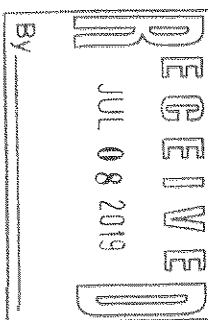
PLEASE RETURN THIS REMITTANCE ADVICE WITH
YOUR PAYMENT IN THE ENCLOSED ENVELOPE

THANK YOU FOR YOUR PAYMENT**NET AMOUNT DUE: \$330.92**

AMOUNT PAID	
CHECK NO.	

PLEASE CHECKMARK
ITEMS PAID IN FULL OR
ENTER AMOUNT PAID

REF NO	AMOUNT
75931	Paid \$28.72
75956	Paid \$29.78
61719	\$226.63
71004	\$45.79



1-32-572-60
40

RIVERS EDGE COMMUNITY DEVLPMT
475 WEST TOWN PL
ST. AUGUSTINE, FL 32092

CONSOLIDATED STATEMENT OF COMMERCIAL ACCOUNT
STATEMENT DATE: 06/30/19
CUSTOMER NUMBER : 7879-1630-3



SHERWIN-WILLIAMS.

JOB#	JOB NAME	TOTAL BALANCE	CURRENT DUE (PAYABLE BY 20TH OF THE CURRENT MONTH)	TOTAL PAST DUE (PAY IMMEDIATELY)	PAST DUE 1-30 DAYS	PAST DUE 31-60 DAYS	PAST DUE 61-90 DAYS	PAST DUE OVER 90 DAYS	NET AMOUNT DUE (INCLUDES CURRENT DUE & PAST DUE)
01	RIVERS EDGE COMMUNITY DEVLPMT	330.92	45.79	285.13	226.63	58.50	0.00	0.00	330.92
TOTAL BALANCE AS OF 06/30/19		330.92	45.79	285.13	226.63	58.50	0.00	0.00	330.92

SEE INCLUDED PAGES FOR TRANSACTION DETAIL AND OTHER INFORMATION BY JOB

6500-23609 GALLON B66W653
 PI HP AC SG DEEP
 1.00 @ 44.59 44.59
 Color: B010 HC-168 CHELSEA GRAY

ICE*Color Cast	OZ	32	64	128
H1 Black	-	54	1	1
H1 Raw Umber	-	52	1	1
H2 Maroon	-	2	1	-
V3 Deep Gold	-	17	1	-

Custom Sher-Color Formula Match

6500-23625 GALLON B66T654
 PI HP AC SG ULTRA
 1.00 @ 44.59 44.59
 Color: Custom 2001-30 SPRING TULIPS

ICE*Color Cast	OZ	32	64	128
U1 White	2	40	-	-
H4 New Red	8	54	-	-
V3 Deep Gold	-	32	-	-

Custom Manual Formula Match

6500-23609 GALLON B66W653
 PI HP AC SG DEEP
 1.00 @ 44.59 44.59
 Color: SW6774 FRESHWATER

ICE*Color Cast	OZ	32	64	128
U1 White	-	60	1	1
U2 New Green	-	13	1	-
L1 Blue	2	20	1	1
H1 Raw Umber	-	32	1	-

Sher-Color Formula

6500-23609 GALLON B66W653
 PI HP AC SG DEEP
 1.00 @ 44.59 44.59
 Color: SW6451 NURTURE GREEN

ICE*Color Cast	OZ	32	64	128
U1 White	2	18	1	1
U2 New Green	-	35	-	1
H1 Raw Umber	-	49	-	-
V3 Deep Gold	-	24	1	-

Sher-Color Formula

180-7452 993252100 1 INCH
 XL 1" TRIM BRUSH
 3.00 @ 5.89 17.67
 Discount (%15.00) -2.65

180-7460 993252200 2 INCH
 XL 2" TRIM BRUSH
 2.00 @ 8.29 16.58
 Discount (%15.00) -2.49

1509-70825 104301400 4 INCH
 CS POLY KNIT 4 X 3/8
 1.00 @ 5.09 5.09
 Discount (%15.00) -0.76

Order # OE0131923A3888

UBTOTAL BEFORE TAX 211.80

7.000% SALES TAX:1-103225600 14.83

CHARGE 226.63



SHERWIN-WILLIAMS.

SAINT JOHNS Store 2424

3065 COUNTY RD 210 W
SAINT JOHNS FL 32259 2016
(904)230-9208
Fax (904) 230-9254
www.sherwin-williams.com

LARGE 12:14pm
an # 7100-4 06/26/19
13/18739 11
idrew PO# RIVERTWON WALL

Order # 0E0208502A2424
RIVERS EDGE COMMUNITY DEVLPMT
Account XXXX-1630-3
Job 1 RIVERS EDGE COMMUNITY DEVLPMT
11 To:
VERS EDGE COMMUNITY DEVLPMT
5 WEST TOWN PL
AUGUSTINE, FL 32092

500-96662 GALLON A98W1251
DUR HOME SG EXTRA
1.00 @ 42.99 42.99
Color: SW7004 SNOWBOUND

Location: 256-C2

CCE*Color Cast OZ 32 64 120

B1 Black	-	-	-	1
R2 Maroon	-	-	-	1
V3 Deep Gold	-	-	1	1

Sher-Color Formula

SUBTOTAL BEFORE TAX 42.99
6.500% SALES TAX:1-103209500 2.80
CHARGE \$45.79

Merchandise Received in Good Order by:

ZACH

Date

NET PAYMENT DUE ON JULY 20th

(Authorized Signature)

10	11	12	14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
05/05		Balance Forward							\$161.56
05/29 05/29	I03179293-05292019	RG MTG 6/11/19	SA St Augustine Record	1.00 x 4.2500	4.25	1	\$8.98		\$38.17
05/29 05/29	I03179293-05292019	RG MTG 6/11/19	SA St Aug Record Online	1.00 x 4.2500	4.25	1	\$8.97		\$38.12
PREVIOUS AMOUNT OWED:				\$161.56					
NEW CHARGES THIS PERIOD:				\$76.29					
CASH THIS PERIOD:				\$0.00					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									
Your account remains past due. Past due balances are reported to credit reporting bureaus. You must send us your payment immediately in order to continue advertising schedules. Protect your credit.									

RECEIVED

JUN 17 2019

BY:

1-31-513-48

28

RECEIVED
 JUN 17 2019
 BY: _____

1.31.513.48
 28

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$76.29		\$80.78	\$80.78	\$0.00	\$0.00		\$237.85
SALES REP/PHONE #		25	ADVERTISER INFORMATION					
Melissa Rhinehart 904-819-3423	1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
		05/06/2019 - 06/02/2019		34435		34435		RIVERS EDGE II CDD

MAKE CHECKS PAYABLE TO

The St. Augustine Record

The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

ADVERTISING INVOICE and STATEMENT

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME	
		05/06/2019 - 06/02/2019				RIVERS EDGE II CDD	
COMPANY	23	TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3	TERMS OF PAYMENT
SA 7		\$237.85		\$0.00		NET 15 DAYS	
21	CURRENT NET AMOUNT		22	30 DAYS		60 DAYS	
		\$76.29		\$80.78		\$80.78	
						\$0.00	
4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER
		06/02/2019		34435		34435	
						24 STATEMENT NUMBER	
						0000047173	

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2890

RIVERS EDGE II CDD
 475 W TOWN PL STE 114
 SAINT AUGUSTINE FL 32092-3649



The St. Augustine Record
 Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

Wed, May 29, 2019
8:14:43AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

Acct: 34435
Phone: 8652382622
E-Mail:
Client: RIVERS EDGE II CDD

Name: RIVERS EDGE II CDD
Address: 475 WEST TOWN PLACE SUITE 114

City: SAINT AUGUSTINE **State:** FL **Zip:** 32092

Ad Number: 0003179293-01
Start: 05/29/2019
Placement: SA Legals
Copy Line: NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DI

Caller: COURTNEY HOGGE
Issues: 1
Rep: Melissa Rhinehart

Paytype: BILL
Stop: 05/29/2019

Lines 51
Depth 4.25
Columns 1

Price \$76.29

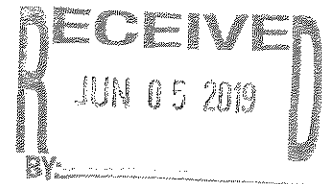
**NOTICE OF MEETING OF THE
BOARD OF SUPERVISORS OF
THE RIVERS EDGE II
COMMUNITY DEVELOPMENT
DISTRICT**

The Board of Supervisors ("Board") of the Rivers Edge II Community Development District will hold a regular meeting on Tuesday, June 11, 2019 at 10:30 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32259 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

James Perry
District Manager
0003179293 May 29, 2019



THE ST. AUGUSTINE RECORD
Affidavit of Publication

RIVERS EDGE II CDD
475 WEST TOWN PLACE SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 34435
AD# 0003179293-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JULIA KERTI who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **RG MTG 6/11/19** was published in said newspaper on **05/29/2019**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

**NOTICE OF MEETING OF THE
BOARD OF SUPERVISORS OF
THE RIVERS EDGE II
COMMUNITY DEVELOPMENT
DISTRICT**

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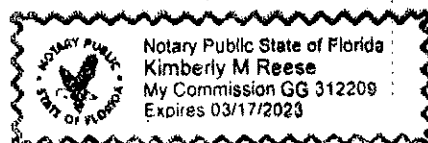
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the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

James Perry
District Manager
0003179293 May 29, 2019

Sworn to and subscribed before me this _____ day of **MAY 29 2019**

by Julia Kerti who is personally known to me
or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)





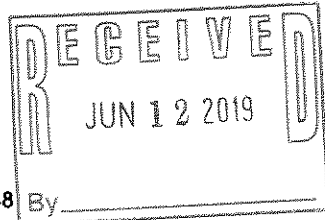
Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
904-366-5300 • Fax: 904-363-1499 • Toll Free: 800-226-5305
www.turnerpest.com

Service Slip/Invoice

INVOICE: 5878432
DATE: 6/12/2019
ORDER: 5878432

Bill To: [275347]

Rivers Edge CDD
Jason Davidson
475 West Town Place
Suite 114
Saint Augustine, FL 32092-3648



Work Location: [275347] 904-679-5733

RiverClub(RECDD 2)
Robert Beladi
160 Riverglade Run
Saint Johns, FL 32259

1-32-572-435
11

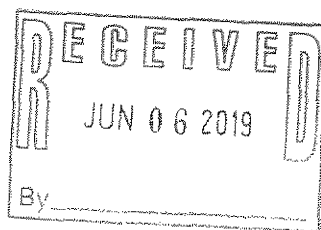
Work Date	Time	Target Pest	Technician	Time In
6/12/2019	12:45 PM	ANTS, FIRE ANT, MICE,		12:45 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	6/12/2019		01:47 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	95.00
RECDD 2 pest control Approved Jason Davidson <i>Jason Davidson</i>		
		SUBTOTAL \$95.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$95.00
		AMOUNT DUE \$95.00

[Signature]

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



Invoice

Invoice #: 661

Date: 05/31/19

Customer PO:

DUE DATE: 06/30/2019

BILL TO

RiverTown - Rivers Edge Shared CDD2
475 West Town Place, Suite 114
St. Augustine, FL 32092

FROM

VerdeGo
PO Box 789
3335 North State Street
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

1-32-572-46(

51

DESCRIPTION

#610 - River Club Irrigation Wire Repair

AMOUNT

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$256.00



Invoice

Invoice #: 718B

Date: 06/03/19

Customer PO:

DUE DATE: 07/03/2019

BILL TO

RiverTown
Rivers Edge Shared CDD
475 West Town Place, Suite 114
Saint Augustine, FL 32092

FROM

VerdeGo
PO Box 789
3335 North State Street
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

1.32.572.461
51

DESCRIPTION

#57 - Standard Maintenance Contract June 2019

AMOUNT

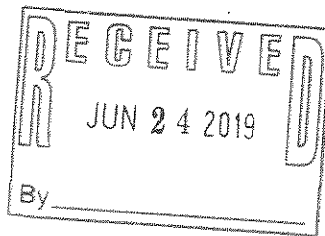
\$36,173.65

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$36,173.65



Invoice

Invoice #: 806

Date: 06/21/19

Customer PO:

DUE DATE: 07/21/2019

BILL TO

RECDD2
475 West Town Place, Suite 114
St. Augustine, FL 32092

FROM

VerdeGo
PO Box 789
3335 North State Street
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

1-32-572-461
51

DESCRIPTION

#564 - RiverClub Viburnum

Landscape Enhancement

AMOUNT

\$825.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$825.00



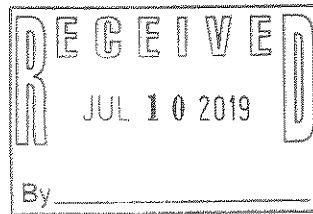
Invoice

Invoice #: 918B

Date: 07/01/19

Customer PO:

DUE DATE: 07/31/19



BILL TO

RiverTown
Rivers Edge Shared CDD
475 West Town Place, Suite 114
Saint Augustine, FL 32092

FROM

VerdeGo
PO Box 789
3335 North State Street
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

1-321-572-461
51

DESCRIPTION

#57 - Standard Maintenance Contract July 2019

AMOUNT

\$36,173.65

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$36,173.65



Invoice

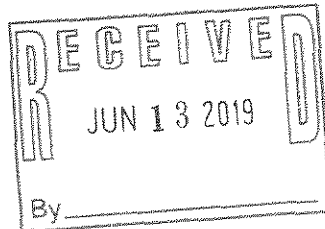
Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice #
Date
Terms
Due Date
Memo

357104
5/31/2019
Net 30
6/30/2019
RECDDII May

Bill To

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



Billable Expenses

Z. Davidson - Home Depot; 2x6 board return (RECDD2) <i>RR</i>	(9.29)
M. Pollicino - Walgreens; Tack for wall of heroes. RE CDD II <i>RR</i>	2.65
M. Pollicino - Walgreens; Photos for wall of heroes for Memorial Day. RE CDD <i>RR</i>	10.20
II	
M. Pollicino - Amazon; Ping pong balls. RE CDD II. <i>RR</i>	11.39
Z. Davidson - Home Depot; 2x6 board replacement on dock (RECDD2) <i>RR</i>	12.28
M. Pollicino - Amazon; Shuffleboard powder. RE CDD II. <i>RR</i>	17.86
M. Pollicino - Amazon; Shuffleboard spray. RE CDD II. <i>RR</i>	27.15
J. Davidson - Amazon; Ping Pong Balls (RECDD II-RiverClub) \	32.98
M. Pollicino - Constant Contact; Email newsletters for the neighborsood. RE <i>OS</i>	35.00
CDD I & II.	
Z. Davidson - Home Depot; towels for cleaning (RECDD2) <i>RR</i>	58.97
M. Pollicino -Girly Girl Partea; Jedi for Star Wars night. Invoice was supposed to be paid by the district, but the money did not come over from Mattamy in time. RE CDD II RC <i>SE</i>	119.60
Total Billable Expenses	318.79

Total \$318.79



**More saving.
More doing.™**

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904) 417-4600

1324 00022 64711 05/23/19 12:21 PM
CASHIER ZOEY

* ORIG REC: 1324 052 41116 05/23/19 TA *

098168700597 2X6-12 PT 2P -8.67

SUBTOTAL -8.67

TAX + PIF -0.62

TOTAL -\$9.29

XXXXXXXXXXXX1752 AMEX -9.29

INVOICE 0222336 7A

REFUND-CUSTOMER COPY

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50%
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO
THE DPI COMMUNITY DEVELOPMENT DISTRICT.
THE FEE IS COLLECTED AND USED TO FINANCE
PUBLIC IMPROVEMENTS IN THE DISTRICT.
THIS FEE IS NOT A TAX AND IS CHARGED IN
ADDITION TO SALES TAX. THIS FEE BECOMES
PART OF THE SALES PRICE AND IS SUBJECT
TO SALES TAX.

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDER,
READY IN LESS THAN 2 HOURS!

*****XXXXXXXXXXXXXXXXXXXXXXXXXXXX

DID WE NAIL IT?

Take a short survey for a chance to WIN
A \$5,000 HOME DEPOT GIFT CARD.

Opine en español

www.homedepot.com/survey

User ID: XGD 131035 129733
PASSWORD: 19273 129711

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

Walgreens

#09014 2383 COUNTY ROAD 210 W
JACKSONVILLE, FL 32259
904-287-5476

455 1883 0021 05/24/2019 8:06 AM

3M SCOTCH ADHESIVE PUTTY - 202
02120057815 A 2.49
RETURN VALUE 2.49

SUBTOTAL 2.49
SALES TAX A=3.5% 0.16

TOTAL 2.65
AMEX ACCT 1436 2.65
CHANGE .00

AID A00000C025010801
AMERICAN EXPRESS
Integrated chip card

THANK YOU FOR SHOPPING AT WALGREENS

REDEEM 1,000 POINTS FOR A REWARD OF \$1
OFF YOUR NEXT PURCHASE! POINTS CANNOT
BE REDEEMED ON SOME ITEMS. FOR FULL
DETAILS SEE WALGREENS.COM/BALANCE

RFNA 0901-4210-8832-1905-2403





POINT BALANCE 1620

BALANCE REWARDS ACCT # *****2513

OPENING BALANCE 1600
EVERYDAY POINTS -- RETAIL 20
CLOSING BALANCE 1620

Pneumonia and whooping cough shots
available. No appointment needed. Talk
to your pharmacist

How are we doing?
Enter our monthly sweepstakes for
\$3,000 cash

Visit
WWW.WALGREENSLISTENS.COM

or call toll free
1-800-219-7451

within 72 hours to take a short
survey about this Walgreens visit

SURVEY#
0901-4210-883

PASSWORD
2190-5240-326

For contest rules, see store or
WWW.WALGREENSLISTENS.COM

Walgreens

809014 2839 COUNTY ROAD 210 W
JACKSONVILLE, FL 32255
904-257-5476

PAGE 4846 0071 05/27/2019 3:12 PM

INTERNET PHOTO 441015 A 9.58
RETURN VALUE 3.56

SUBTOTAL 9.58
SALES TAX 4-E 5% 0.62

TOTAL 10.20
AMEN. ACCT 1406 10.20
CHANGE .00

ATC 3000000025710601
AMERICAN EXPRESS
Integrated chip card

WALGREENS TIP HOPPING AT WALGREENS

Get 1,000 points for a reward of \$1
off your next purchase. Points cannot
be redeemed on some items. For full
details see walgreens.com/balance

Phone 1-800-4714-8461-1905-2153



POINT BALANCE 1560

WALGREENS REWARDS ACCT A *****2513

ENDING BALANCE 1470
EVERYDAY POINTS RETAIL 50
ENDING BALANCE 1560

Engage, laugh and hopping cough shots
all day. No appointment needed. Talk
to your pharmacist

How are we doing?
Enter our monthly sweepstakes for
\$3,000 cash

Visit
WWW.WALGREENSLISTENS.COM

or call toll free
1-800-219-7451
We're 22 hours to take a short
survey about this Walgreens visit

SURVEY#
0901-4714-846

PASSWORD
1190-5210-326

For contest rules, see store or
WWW.WALGREENSLISTENS.COM

amazon.com

Details for Order #111-1818102-1925027

Print this page for your records.**Order Placed:** May 28, 2019**Amazon.com order number:** 111-1818102-1925027**Order Total: \$11.39****Not Yet Shipped****Items Ordered**1 of: *MAPOL 50 White 3-Star Table Tennis Balls Premium Training Ping Pong Balls***Price**

\$11.39

Sold by: great-store ([seller profile](#))

Condition: New

Shipping Address:Marcy Pollicino
1749 Pennan Place
Saint Johns, FL 32259
United States**Shipping Speed:**

One-Day Shipping

Payment information**Payment Method:**

American Express | Last digits: 1406

Item(s) Subtotal: \$11.39

Shipping & Handling: \$0.00

Billing addressMarcy Pollicino
245 Riverside Ave
Suite 250
Jacksonville, Florida 32202
United States

Total before tax: \$11.39

Estimated tax to be collected: \$0.00

Grand Total: \$11.39To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates



More saving.
More doing.™

230 DURGIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904) 417-4600

1324 00003 47286 05/23/19 12:24 PM
CASHIER CARL

096165700795 2X6 16 PI 2x 4x 11.47
2X6-16FT #2PRIME PI GC W/ATH RSHHFB

SUBTOTAL 11.47
TAX + PIF 0.81
TOTAL \$12.28

XXXXXXXXXX1752 AMEX USD\$ 12.28
AUTH CODE 886522/0030845 1A
ATD AUG06C025010E01 AMERICAN EXPRESS



1324 03 47286 05/23/2019 0774

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.5% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DPI COMMUNITY DEVELOPMENT DISTRICT. THE FEE IS COLLECTED AND USED TO FINANCE PUBLIC IMPROVEMENTS IN THE DISTRICT. THIS FEE IS NOT A TAX AND IS CHARGED IN ADDITION TO SALES TAX. THIS FEE BECOMES PART OF THE SALES PRICE AND IS SUBJECT TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90
		08/21/2019

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
DID WE NAILED IT?

Take a short survey for a chance to win
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: HTJ 96165 94864
PASSWORD: 19273 94861

Entries must be completed within 14 days of purchase. Entrants must be 18 or older to enter. See complete rules on website. No purchase necessary.

amazon.com

Details for Order #111-2240221-7104256

Print this page for your records.**Order Placed:** May 28, 2019**Amazon.com order number:** 111-2240221-7104256**Order Total:** \$17.86**Not Yet Shipped****Items Ordered**1 of: *Sun-Glo #6 Shuffleboard Powder Wax (16 oz.)(Pack of 2)*Sold by: MetaRetail ([seller profile](#))

Condition: New

Price

\$16.77

Shipping Address:Marcy Pollicino
1749 Pennan Place
Saint Johns, FL 32259
United States**Shipping Speed:**

One-Day Shipping

Payment information**Payment Method:**

American Express | Last digits: 1406

Item(s) Subtotal: \$16.77

Shipping & Handling: \$0.00

Billing addressMarcy Pollicino
245 Riverside Ave
Suite 250
Jacksonville, Florida 32202
United States

Total before tax: \$16.77

Estimated tax to be collected: \$1.09

Grand Total: \$17.86To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

amazon.com

Details for Order #111-7747726-7470603
Print this page for your records.

Order Placed: May 28, 2019
Amazon.com order number: 111-7747726-7470603
Order Total: \$27.15

Not Yet Shipped

Items Ordered

1 of: *Sun-Glo Silicone Shuffleboard Spray (12 oz.) (Pack of 2)*
Sold by: Hawley's Best Sellers ([seller profile](#)) | Product question? [Ask Seller](#)

Price
\$27.15

Condition: New

Shipping Address:

Marcy Pollicino
1749 Pennan Place
Saint Johns, FL 32259
United States

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

American Express | Last digits: 1406

Billing address

Marcy Pollicino
245 Riverside Ave
Suite 250
Jacksonville, Florida 32202
United States

Item(s) Subtotal: \$27.15
Shipping & Handling: \$0.00

Total before tax: \$27.15
Estimated tax to be collected: \$0.00

Grand Total: \$27.15

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

amazon.com

[Print this page for your records.](#)**Order Placed:** May 13, 2019**Amazon.com order number:** 114-6845019-4637867**Order Total:** \$32.98**Not Yet Shipped****Items Ordered**

1 of: *Zupina - Pro Ping Pong Paddle Set - 4 Premium Rackets, 8 Professional ping Pong Balls and Portable Carrying Bag with Organizer - Professional and Recreational Games.* **Price** \$19.99
Sold by: Zupina ([seller profile](#))

Condition: New

1 of: *KEVENZ 60-Pack 3-Star 40+ Orange Table Tennis Balls, Advanced Ping Pong Ball* **Price** \$12.99
Sold by: KEVENZ ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

Shipping Address:

Jordanna Davidson
147 S TWIN MAPLE RD
ST AUGUSTINE, FL 32084-8373
United States

Shipping Speed:

One-Day Shipping

Payment information**Payment Method:**

American Express | Last digits: 1299

Item(s) Subtotal: \$32.98
Shipping & Handling: \$0.00

Billing address

Jordanna Davidson
147 S TWIN MAPLE RD
ST AUGUSTINE, FL 32084-8373
United States

Total before tax: \$32.98
Estimated tax to be collected: \$0.00

Grand Total: \$32.98To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

Marcy Pollicino

From: Constant Contact Billing <notification@constantcontact.com>
Sent: Tuesday, May 28, 2019 2:43 AM
To: Marcy Pollicino
Subject: Constant Contact Payment Receipt for Marcy Pollicino

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for your recent payment. Your payment receipt is found below.

Constant Contact

Payment Receipt for May 28, 2019

Vesta
Attn.: Marcy Pollicino
245 Riverside Ave
Suite 250
Jacksonville, FL 32202
US
9046795523

Today's Date: May 28, 2019
Payment Date: May 28, 2019
Payment Method: American Express
User Name: rivertown_community

Thank you for your payment!

Description	Amount Paid
Payment - Credit Card	\$70.00

Amounts shown may reflect sales tax which is applicable in certain areas.

Note you can continue to view payment receipts online. Log into your Constant Contact account, click the [My Account](#) link in the upper right hand corner of the Home page, and choose the View Payment Receipts option.

You may also use the Opt In/Out of Payment Receipt E-Mails link on the [My Account](#) page to opt out of receiving payment receipt emails in the future.

We appreciate your business.
Best Regards,
Constant Contact Billing
1601 Trapelo Road, Suite 329 - Waltham, MA 02451

Questions? Please give us a call!
US / Canada Toll Free: (855) 229-5506
UK Toll Free: 0808-234-0942
Outside US / Canada: 0808-234-0945

Need to cancel your account? Just give us a call!
US / Canada Toll Free: 855-229-5506
UK Toll Free: 0808-234-0945
Outside US / Canada: +1 781-472-8120

split
Rec'd 1 35 / *35 Rec'd 11*

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00052 44116 05/23/19 11:00 AM
SELF CHECK OUT

098168700597 2X6-12 PT 2P <A> 8.67
2X6-12FT #2PRIME PT GC WEATHERSHIELD
071798490243 TOWEL <A> 8.98

QUICKIE MICROFIBER TOWELS 24PK
NLP Savings \$1.00
070922047001 MOTH BALLS <A> 9.47
MOTH BALLS 320Z BOX
019736001328 HDX 100PK <A> 27.97
HDX TERRY TOWELS 100PK

Subtotal 55.09
TAX + PIF 3.88
TOTAL \$58.97
XXXXXXXXXXXX1752 AMEX

USD\$ 58.97
AUTH CODE 869766/0521024 TA
AID A000000025010801 AMERICAN EXPRESS

#203



1324 52 44116 05/23/2019 0409

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50%
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO
THE DPI COMMUNITY DEVELOPMENT DISTRICT.
THE FEE IS COLLECTED AND USED TO FINANCE
PUBLIC IMPROVEMENTS IN THE DISTRICT.
THIS FEE IS NOT A TAX AND IS CHARGED IN
ADDITION TO SALES TAX. THIS FEE BECOMES
PART OF THE SALES PRICE AND IS SUBJECT
TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/21/2019

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 89845 88573
PASSWORD: 19273 88521

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.



Paid

Girly-Girl Partea' Inc

2704 arundel lane
Saint Augustine, FL 32092
United States

Tax ID: 26-3162426

girlygirlpartea@gmail.com
www.girlygirlparteas.com

Invoice #: 0718
Invoice Date: May 1, 2019
Due date: May 1, 2019

Amount due:
\$0.00

Bill To:

RiverTown

mpollicino@vestapropertyservices.com

Description	Quantity	Price	Amount
Jedi training 60 min			
Jedi training 7-8 pm 5/4	1	\$75.00	\$75.00
Jedi assistnat			
Jedi assistant	1	\$40.00	\$40.00
		Subtotal	\$115.00
		Shipping	\$0.00
		Paypal Service Fee (4%)	\$4.60
		Total	\$119.60

Notes

Kindly note, there is a 4% service charge for using Paypal's services. This is reflected in the Shipping/Handling line of this invoice.

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

Please let us know if you have any questions or concerns. Thank you for choosing Girly-Girl Partea's! We look forward to making your day SPECTACULAR!



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice #
Date

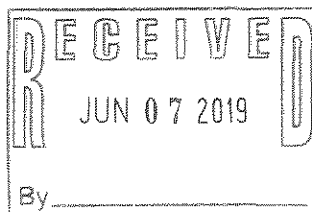
356928
6/1/2019

Terms
Due Date
Memo

Net 30
7/1/2019
Rivers Edge CDDII

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
Field Operations Manager	1		2,585.00
General & Lifestyle Manager	1		5,248.33
Guest Services	1		5,186.85
Community Maint Staff	1		2,330.32
Pool Maintenance	1		1,163.67
Janitorial Maintenance	1		2,438.17
Common Grounds Maintenance	1		1,939.45

Thank you for your business.

Total \$20,891.79



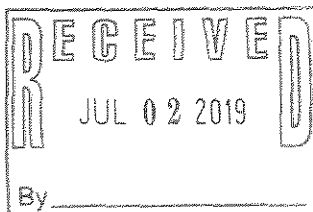
Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 357776
Date 6/30/2019
Terms Net 30
Due Date 7/30/2019
Memo Special Events

Bill To

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



1.32.572.494
10

Description	Quantity	Rate	Amount
7th Street band performance	1	289.00	289.00

Total \$289.00

Non-Contractual Billable Hours

Facility: Rivertown

All non-contractual billable hours for the months of:

Date of Event	Name of Event	Total Billable hours	Billable Hourly Rate	Amount billable
6/14/2019	7th Street Band Performance	17	\$17	\$289.00
				\$0.00
				\$0
				\$0
				\$0
				\$0
				\$0
				\$0
				\$0
				\$0
				\$0
				\$0
				\$0
				\$0
Total				\$289



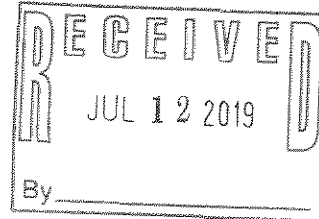
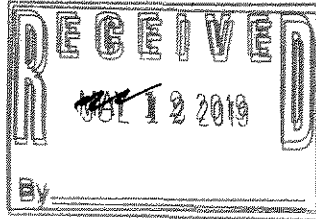
Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 358173
Date 6/30/2019
Terms Net 30
Due Date 7/30/2019
Memo RECDD II

Bill To

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



Description	Quantity	Rate	Amount
Billable Expenses			
M. Pollicino - Dollar Tree; Items for 4th of July Party. RE CDD II. <i>SE</i>			14.98
M. Pollicino - Amazon; 50-50 split between RE CDD I & II. Chalk markers for the event boards. (Receipt \$29.98) <i>RR</i>			14.99
J. Davidson - Publix; Water for Event (RECDD 2-RiverClub) <i>SE</i>			17.23
Z. Davidson - Amazon; Cleaner for tap lines (RECDD2) <i>RR</i>			20.75
J. Davidson - Amazon; Dust for the Shuffleboard (RECDD 2-RiverClub) <i>RR</i>			22.11
Z. Davidson - Pinch A Penny; Pool testing chemicals (RECDD2) <i>RR</i>			26.58
M. Pollicino - Constant Contact; Email newsletters for the neighborhood. RE CDD I & II. <i>OS</i>			35.00
Total Billable Expenses			151.64

Total \$151.64

Approved
Jason Davidson
Jason Davidson



Store# 260
11250 St Augustine Plaza
Suite 29

(904) 513-5372

Jacksonville FL 32257-1088

DESCRIPTION	QTY	PRICE	TOTAL
FOAM BALL ASTD POU	1	1.00	1.00T
FOAM BALL ASTD POU	1	1.00	1.00T
FOAM BALL ASTD POU	1	1.00	1.00T
FOAM BALL ASTD POU	1	1.00	1.00T
PATRIOTIC TABLECOVER	1	1.00	1.00T
PATRIOTIC TABLECOVER	1	1.00	1.00T
BUBBLE FUN BUBBLE WAND 5Z	1	1.00	1.00T
BUBBLE FUN BUBBLE WAND 5Z	1	1.00	1.00T
BUBBLE FUN BUBBLE WAND 5Z	1	1.00	1.00T
BUBBLE FUN BUBBLE WAND 5Z	1	1.00	1.00T
BUBBLE FUN BUBBLE WAND 5Z	1	1.00	1.00T
BUBBLE FUN BUBBLE WAND 5Z	1	1.00	1.00T
FIBRE GLASS KITE-IPK 23IN	1	1.00	1.00T
FIBRE GLASS KITE-IPK 23IN	1	1.00	1.00T
FIBRE GLASS KITE-IPK 23IN	1	1.00	1.00T

Sub Total \$14.00
SALES TAX \$0.98
Total \$14.98

AMERICAN EXPRESS \$14.98
*****1406 Approved
Purchase Chip
Auth/Trans Number: 894737/025942
Chip Card AID: A000000025010801
Mode: Issuer

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* Receive chances to win \$1,000 daily plus *
* instant prizes valued at \$1,500 weekly *
* or by calling 1-877-368-2540. *
* For complete rules, eligibility and sweepstakes *
* period and previous winners please visit *
* www.dollartreefeedback.com *
* No purchase/survey required to enter. *
* Sweepstakes sponsored by Empathica, Inc. *
* across multiple international clients. *
* Survey Code: 6706 0603 6202 0206 *
* *
* We will gladly exchange any unopened item *
* with original receipt. We do not offer refunds. *

6603 00260 02 021 21615587 6/27/19 9:34
Sales Associate:Sue

**Details for Order #111-6714548-0277826**Print this page for your records.**Order Placed:** June 10, 2019**Amazon.com order number:** 111-6714548-0277826**Order Total:** \$29.98**Not Yet Shipped****Items Ordered**

2 of: *VersaChalk VC102-B Chalkboard Chalk Markers By (8-Pack) | Dust Free, Water-Based, Non-Toxic, Wet Erase Chalk Ink Pens, 5 mm, Multicolor*
Sold by: South Street Designs ([seller profile](#)) | Product question? [Ask Seller](#)

Price

\$14.99

Condition: New

Shipping Address:

Marcy Pollicino
1749 Pennan Place
Saint Johns, FL 32259
United States

Shipping Speed:

One-Day Shipping

Spect
CDP 1
CDP 2.

Payment information**Payment Method:**

American Express | Last digits: 1406

Item(s) Subtotal: \$29.98

Shipping & Handling: \$0.00

Billing address

Marcy Pollicino
245 Riverside Ave
Suite 250
Jacksonville, Florida 32202
United States

Total before tax: \$29.98

Estimated tax to be collected: \$0.00

Grand Total: \$29.98To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

LACROIX NAT WATER 5.19 T F

LACROIX NAT WATER 5.19 T F

PIBB XTRA 5.79 T F

Order Total 16.17

Sales Tax 1.06

Grand Total 17.23

Credit Payment 17.23

Change 0.00

PRESTO!

Trace #: 063827

Reference #: 1450488211

Acct #: XXXXXXXXXXXXX1299

Purchase American Express

Amount: \$17.23

Auth #: 877430

CREDIT CARD

A000000025010801

PURCHASE

AMERICAN EXPRESS

Entry Method:

Chip Read

Mode:

Issuer

Your cashier was Susan C.

06/07/2019 8:50 S1239 R106 0149 C0208

XX

6/5/2019

Amazon.com - Order 111-5735530-8808241

amazon.com

Details for Order #111-5735530-8808241

[Print this page for your records.](#)

Order Placed: June 5, 2019

Amazon.com order number: 111-5735530-8808241

Order Total: \$20.75

Not Yet Shipped

Items Ordered

1 of: *KegWorks Beer Line Cleaning Solution 32oz Bottle*
Sold by: KegWorks ([seller profile](#))

Condition: New

Price
\$20.75

Shipping Address:

Megan Davidson
3196 TROUT CREEK CT
ST AUGUSTINE, FL 32092-2436
United States

Shipping Speed:

One-Day Shipping

Payment information

Payment Method:

American Express | Last digits: 1752

Item(s) Subtotal: \$20.75
Shipping & Handling: \$0.00

Billing address

Zachary Davidson
245 Riverside Ave suite 250
Jacksonville, Florida 32202
United States

Total before tax: \$20.75
Estimated tax to be collected: \$0.00

Grand Total: \$20.75

To view the status of your order, return to [Order Summary](#).

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amazon.com**Details for Order #114-6903481-3278620**Print this page for your records.**Order Placed:** June 17, 2019**Amazon.com order number:** 114-6903481-3278620**Order Total:** \$22.11**Not Yet Shipped****Items Ordered****Price****1 of: 3 Pack Sun-Glo #2 Speed Shuffleboard Powder Wax****\$22.11**Sold by: Hawley's Best Sellers ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

100 % No-Questions-Asked Money-Back SATISFACTION GUARANTEE for 30 days from receiving your Sun-Glo Powder Wax is our promise! Brand New through Hawley's Billiards, a Champion/Sun-Glo dealer for over 20 years, with full manufacturer's warranty. Also eligible for Super Saver Shipping for Amazon Prime and Amazon handles all processing, customer service and returns through their FBA (Fulfillment by Amazon) program.

Shipping Address:

Jordanna Davidson
147 S TWIN MAPLE RD
ST AUGUSTINE, FL 32084-8373
United States

Shipping Speed:

One-Day Shipping

Payment information**Payment Method:**

American Express | Last digits: 1299

Item(s) Subtotal: \$22.11

Shipping & Handling: \$0.00

Billing address

Jordanna Davidson
147 S TWIN MAPLE RD
ST AUGUSTINE, FL 32084-8373
United States

Total before tax: \$22.11

Estimated tax to be collected: \$0.00

Grand Total:\$22.11To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

PINCH-A-PENNY POOL-PATIO-SPA

The Perfect People For A Perfect Pool



Like Us on Facebook
For Our Special Offers!

Pinch A Penny 148
625 State Road 13
St. Johns, FL 32259
Phone: 904-230-9299

Sales Receipt

Transaction #: 668670
Date: 6/4/2019 Time: 1:18:19 PM
Cashier: Hunter DeRuiter Register #: 7

Item	Description	Amount
09921057	TAYLOR HGT #2 DPO .75 0	\$5.99
09921008	TAYLOR REAR #1 DPO .75	\$6.49
09921008	TAYLOR REAR #1 DPO .75	\$6.49
09921057	TAYLOR HGT #2 DPO .75 0	\$5.99

Sub Total \$24.96
Sales Tax \$1.62
Total \$26.58

AMEX Tendered \$26.58
Card: XXXXXXXXXXXX1752
Auth: 500568
Change Due \$0.00

Thank you for shopping
Pinch A Penny 148
We hope you'll come back soon!

Marcy Pollicino

From: Constant Contact Billing <notification@constantcontact.com>
Sent: Thursday, June 27, 2019 2:33 AM
To: Marcy Pollicino
Subject: Constant Contact Payment Receipt for Marcy Pollicino

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for your recent payment. Your payment receipt is found below.

Constant Contact 

Payment Receipt for June 27, 2019

Vesta
Attn.: Marcy Pollicino
245 Riverside Ave
Suite 250
Jacksonville, FL 32202
US
9046795523

Today's Date: June 27, 2019
Payment Date: June 27, 2019
Payment Method: American Express
User Name: rivertown_community

Thank you for your payment!

Description	Amount Paid
Payment - Credit Card	\$70.00

Amounts shown may reflect sales tax which is applicable in certain areas.

Note you can continue to view payment receipts online. Log into your Constant Contact account, click the [My Account](#) link in the upper right hand corner of the Home page, and choose the View Payment Receipts option.

You may also use the Opt In/Out of Payment Receipt E-Mails link on the [My Account](#) page to opt out of receiving payment receipt emails in the future.

We appreciate your business.
Best Regards,
Constant Contact Billing
1601 Trapelo Road, Suite 329 - Waltham, MA 02451

Questions? Please give us a call!
US / Canada Toll Free: (855) 229-5506
UK Toll Free: 0808-234-0942
Outside US / Canada: 0808-234-0945

Need to cancel your account? Just give us a call!
US / Canada Toll Free: 855-229-5506
UK Toll Free: 0808-234-0945
Outside US / Canada: +1 781-472-8120



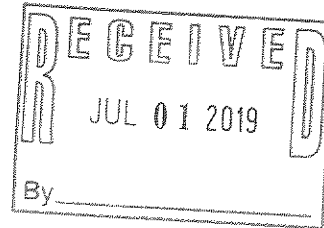
Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice #	357304
Date	7/1/2019
Terms	Net 30
Due Date	7/15/2019
Memo	Rivers Edge CDDII

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
Field Operations Manager	1		2,585.00
General & Lifestyle Manager	1		5,248.33
Guest Services	1		5,186.85
Community Maint Staff	1		2,330.32
Pool Maintenance	1		1,163.67
Janitorial Maintenance	1		2,438.17
Common Grounds Maintenance	1		1,939.45

Thank you for your business.

Total \$20,891.79