Rivers Edge II
Community Development District

November 20, 2019
November 13, 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, November 20, 2019 at 10:30 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida. Following is the agenda for the meeting:

I. Call to Order
II. Public Comment
III. Affidavit of Publication
IV. Approval of the Minutes of the October 16, 2019 Meeting
V. Public Hearing for the Purpose of Levying Special Assessments; Consideration of Resolution 2020-03
VI. Consideration of Resolution 2020-04, Amending the FY19 Budget
VII. Staff Reports
   A. District Counsel
   B. District Engineer
   C. District Manager
   D. General Manager
      1. Report
      2. Landscape Maintenance Proposal for CR 244 Keystone Entry to WaterSong Entry
VIII. Financial Reports
   A. Balance Sheet and Income Statement
   B. Consideration of Funding Request No. 14
   C. Check Register
IX. Supervisors’ Requests and Audience Comments
X. Next Scheduled Meeting – December 18, 2019 at 10:30 a.m. at the RiverTown Amenity Center
XI. Adjournment

Enclosed under the third order of business is the affidavit of publication of the public hearing notice.

Enclosed under the fourth order of business is a copy of the minutes of the October 16, 2019 meeting for your review and approval.
The fifth order of business is the public hearing for the purpose of levying special assessments and consideration of resolution 2020-03. A copy of the resolution is enclosed for your review and approval.

The sixth order of business is consideration of resolution 2020-04, amending the FY19 budget. A copy of the resolution is enclosed for your review and approval.

Enclosed under the eighth order of business are copies of the financial reports, funding request number 14 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
Agenda

Wednesday
November 20, 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. Affidavit of Publication

IV. Approval of the Minutes of the October 16, 2019 Meeting

V. Public Hearing for the Purpose of Levying Special Assessments; Consideration of
Resolution 2020-03

VI. Consideration of Resolution 2020-04, Amending the FY19 Budget

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   A. District Counsel
   B. District Engineer
   C. District Manager
   D. General Manager
      1. Report
         2. Landscape Maintenance Proposal for CR 244 Keystone Entry to WaterSong Entry

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IX. Supervisors’ Requests and Audience Comments

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XI. Adjournment
THIRD ORDER OF BUSINESS
NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

The Rivers Edge II Community Development District ("District") Board of Supervisors ("Board") hereby gives notice of a meeting to be held on Wednesday, November 23, 2022, at 10:00 a.m., at the Rivertowne Community Center for the purpose of considering the adoption of a resolution to impose special assessments as set forth in the Assessment Report.

The District is a unit of special purpose local government responsible for providing, in part, certain improvements associated with the RIVERS EDGE II Community Development District as shown on the Assessment Report.

The District's purposes include, but are not limited to, the development of a comprehensive and enforceable plan for the development of the District.

All amounts stated herein are subject to change and/or final determination at the public hearing.

Product Type | Num of Units
--- | ---
Townhomes | 664
30'-39' Single Family | 172
40'-49' Single Family | 407
50'-59' Single Family | 359
60'-69' Single Family | 0
70'-79' Single Family | 75
80'-89' Single Family | 41

All amounts stated herein are subject to change and/or final determination at the public hearing.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the above meeting, that person may lawfully file a notice of appeal with the District within 30 days of the above meeting.

NOTICE OF MEETING
STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS 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 SPEC ASSESSMENT FS 170.07 was published in said newspaper on 10/23/2019, 10/30/2019.

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 30 day of October 2022
by [Signature]

(Signature of Notary Public)
RENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE
DEVELOPMENT DISTRICT

PURSUANT TO SECTION 197.652(4)(B), FLORIDA STATUTES, BY THE
DEVELOPMENT DISTRICT

R MEETING

I) will hold public hearings on Wednesday, November 30, 2010, at 10:00 a.m., at
353 Landing Street, St. Johns, Florida 32259, the Board will hold a regular pub-
ic meeting and hearings are open to the public and will be conducted as accord-
ingly and at the public hearings, each person will need a record of the proceedings and should
any and all evidence which is needed to be heard.

7) any appeal must be filed with the District Office at 904-210-8460 at least
10 days prior to the date that is being held. The District Office of 904-210-8460 will accept

<table>
<thead>
<tr>
<th>Net Annual Debt</th>
<th>Service Assessment Per Unit</th>
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<tbody>
<tr>
<td>$1,359</td>
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<td>$1,271</td>
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<td>$1,644</td>
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<td>$2,740</td>
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<td>$3,112</td>
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</tbody>
</table>
RESOLUTION 2
RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II
ASSESSMENTS; DESIGNATING THE NATIVE AND LOCATION OF THE PROPOSED
IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MAP
DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED.

WHEREAS, the Rivers Edge II Community Development District ("District") was established
as a unit of special-purpose government organized and existing under and pursuant to Chapter
and
WHEREAS, the District is authorized by Chapter 196, Florida Statutes, to finance, fund, plan,
including but not limited to transportation facilities, utility facilities, recreational facilities, a
serving lands within, the District; and
WHEREAS, the District has previously determined to undertake, install, plan, establish, and
infrastructure improvements described in the District's Master Improvement Plan Report, d-
cluded in and incorporated herein by reference (and the improvements set forth therein, termed "I
WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Project
("Assessments"); and
WHEREAS, the District is empowered by Chapter 196, Chapter 197, and Chapter 197.2, Florida
or exceed, equip, operate, and maintain the Project and its improvements; and
WHEREAS, the District has previously entered into agreements with the City, through which
which, among other things, equalized and bonded assessments against the lands throughout the
WHEREAS, the necessary improvements herein described are to be met by the District's bond
plan as set forth in the Assessment Report attached hereto Exhibit A, hereinafter referred to as
WHEREAS, this Resolution shall serve as the adoption of the Assessment Roll for the purposes

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS

AUTHORITY FOR THIS RESOLUTION: INCORPORATION OF DOCUMENTS. This Res-
tutes Chapters 196, 197, and 197.2, Florida Statutes. The resolution stated above is incorporat-
LAVORATION (ASSESSMENTS). The Board of Supervisors ("District") hereby declare
A. DESIGNATING THE NATURE AND LOCATION OF PROJECT IMPROVEMENTS -
described in Exhibit A, which is annexed hereto, and is a record of the District's Records Office,
Exhibit B and Exhibit C.
B. DECLARING THE TOTAL ESTIMATED COST OF THE PROJECT, THE FORTU-
WHEREAS, the necessary improvements herein described are to be met by the District's bond
plan as set forth in the Assessment Report attached hereto Exhibit A, hereinafter referred to as
WHEREAS, this Resolution shall serve as the adoption of the Assessment Roll for the purposes

CUSTOMS, INADMISSIBILITY AND NON-WAIVABILITY. The District, in accordance
C. The manner in which the Assessments shall be imposed and paid is set forth in Exhibit
WHEREAS, the necessary improvements herein described are to be met by the District's bond
plan as set forth in the Assessment Report attached hereto Exhibit A, hereinafter referred to as
WHEREAS, this Resolution shall serve as the adoption of the Assessment Roll for the purposes

NOTICE OF PUBLIC HEARING

DATE: November 5, 2022
TIME: 10:00 a.m.
LOCATION: RiverTown Auditorium Center
151 Landing Street
St. Johns, Florida 32225

The purpose of the public hearing is to hear comments and objections to the proposed special

CONFLICTS. All resolutions or parts thereof in conflict herewith are hereby terminated and

PROOF OF CONFLICTS, SEVERABILITY AND NON-WAIVABILITY. If any section or part of

OF RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT:

resolution is adopted pursuant to the provisions of Florida law, including without limitation and are adopted by the Board as true and correct statements,

es that it has determined to undertake all or a portion of the Project and to defray all

The nature and general location of, and plans and specifications for, the Project are

or are also on file and available for public inspection at the same location.

BE TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN

i par value of any bonds and which includes all or a portion of the Estimated Cost, as

re to may be modified by supplemental assessment resolutions. Consecutively with

ed in not more than thirty (30) equal installments. The assessments may be payable

1 to 21 to Chapter 197, Florida Statutes; provided, however, that in the event the uniform

it in any year, or as determined by the District to be in its best interest, the Assess-

of bill. The decision to collect Assessments by any particular method - e.g., on the tax

future years, and the District reserves the right in its sole discretion to select collection

K. The Assessments shall be levied, within the District, on all lands and lands adjoining

hereby and further designated by the assessment plat heretofore provided for.

District Records Office, an assessment plat showing the area to be assessed, with cer-

wishes to open to inspection by the public.

- District Manager has ceased to be made a preliminary assessment roll, in accordance

is assessed, the amount of benefit to and the maximum assessment against each lot or

which assessment roll is hereby adopted and approved as the District's preliminary

ARMS, Pursuant to Sections 197.07 and 197.392(10), Florida Statutes, among others:

assessments program for District Improvements as identified by the preliminary assess-

ump of the hearings at the

ude, and the District Manager is hereby authorized and directed to place said

week apart with the first publication at least twenty (20) days prior to the date

the time of the Secretary verifying such publication of notice. The District Manager

play of the hearing to the owners of all property to be assessed and include as much

to be improved and notice that information concerning all assessments may be ascen-

nalized with the District Secretary, and the District Manager is hereby directed to cause

of the Resolution to be published twice once
to provide such notice as may be required by law or desired by the best interests

with the Draft Resolution, approved and repealed. However, in no event shall this Resolution affect

or unquantifiable, the nature, force, and effect of any other section or part of a sec-

the Draft Resolution or part of a section of this Resolution in whole or in substance.
PASSED AND ADOPTED this 16th day of October, 2016.

ATTEST:
RIVERS EDGE II COMMUNITY DEVELOPMENT DI
/V/ Ernesto Torres          /V/ Jason Sessions
Chair Secretary

Exhibit A:  Master Improvement Plan Report, dated October 9, 2019
Exhibit B:  Master Spatial Assessment Methodology Report, dated October 9, 2019
Exhibit C:  Assessable Parcels
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, October 16, 2019 at 10:30 a.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
Ryan Stilwell           District Engineer
Jason Davidson          Vesta – General Manager
Marcy Pollicino         Vesta – Lifestyle Director
Zack Davidson           Vesta – Field Operations Manager
William Rouse           Vesta
Dan Fagen               Vesta
Robert Beladi           VerdeGo
Ernesto Torres          GMS
Jennifer Kilinski       Hopping, Green & Sams

The following is a summary of the discussions and actions taken at the October 16, 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.

THIRD ORDER OF BUSINESS    Approval of the Minutes of the September 18, 2019 Meeting
    There were no comments on the minutes.
On MOTION by Mr. Thomas seconded by Mr. Cowling with all in favor the minutes of the September 18, 2019 meeting were approved.

FOURTH ORDER OF BUSINESS  
Ratification of the Engagement Letter from Grau & Associates for the FY19 Audit

Mr. Perry stated the fee noted in this letter is consistent with Grau’s proposal. If you’ll recall the Board ranked them the number one proposal during the RFP process. It is an annual fee and there are two additional years that we can renew going forward. We’ve already engaged them so they could start field work, so we’d ask for a motion to ratify the agreement.

On MOTION by Mr. Sessions seconded by Mr. Cowling with all in favor the engagement letter from Grau & Associates for the FY19 audit was ratified.

FIFTH ORDER OF BUSINESS  
Consideration of 170.03 Resolution 2020-01

Ms. Kilinski stated we have gone through this process previously. This is the resolution that sets the public hearing for consideration of the master maximum assessment levels for debt and the reason we’re going back through it is two-fold. One is because we are in the process of amending the boundaries of the District to include additional property, which has not gone through the assessment process. The second is since the last assessment hearing there were changes to the unit counts and unit mix that results in an increase of maximum assessments as it relates to the townhouse product mix. This isn’t going to slow us down on issuing the bonds or the boundary amendment. We have a validation hearing scheduled for the middle of November. We’re projecting the assessment hearing would be on November 20th. Jim and Ryan can review the engineer’s report and assessment methodology with you briefly. I don’t think much has changed besides unit counts but the resolution will essentially adopt those reports and set the public hearing for November. This is Rivers Edge II, and as we’ve discussed previously this District currently has no residents living within its boundaries, so we have one landowner getting one notice.

Mr. Stilwell stated the only change from the Master Improvement Plan was to increase the number of units up to 1,718.
Mr. Perry stated for the master methodology, since the construction improvement plan stayed the same as far as costs, the bond issuance also stayed the same. However, with the change in unit mix, the numbers related to each of those product types changed.

On MOTION by Mr. Sessions seconded by Mr. Henderson with all in favor resolution 2020-01, adopting the master improvement plan and master methodology reports and setting a public hearing for November 20, 2019 at 10:30 a.m. was approved.

SIXTH ORDER OF BUSINESS

Consideration of Updates to Interlocal Agreement

Mr. Perry stated the major addition to this from initial approval is inclusion of the assessment methodology report for cost sharing between what is going to be three districts. Currently the third district is in the process of being formulated at this time.

Ms. Kilinski stated you’ve seen this a few times. When we started analyzing the agreement and thinking about the mechanisms for bringing in additional improvements and how those costs are going to be allocated going forward, it made a lot of sense to have a separate cost share report that can be updated every year as the budget changes and new property comes online, rather than having to amend an agreement that’s going to be recorded in the public record. The methodology report is really the meat and potatoes for how the costs are going to be extrapolated based on current development plans and projections and current projections for costs of the improvements. The categories are a little more expanded in the sense that we’ve got all of the landscape and irrigation, pond maintenance, and the amenity operation and maintenance costs in one bucket and then spread based on the ERU allocations that Jim has in the report.

On MOTION by Mr. Thomas seconded by Mr. Sessions with all in favor the updated interlocal agreement was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Proposal for Keystone Corner

Mr. Perry stated the total cost is $41,210.11.
EIGHTH ORDER OF BUSINESS  
Consideration of Updated Amenity Policies / Forms

Ms. Kilinski stated included in your agenda package is a redline of the changes that have been made to the policies. A lot of this is to address what is happening on the ground by way of club facility access, as well as our alcohol policies in working with your insurance company to make sure we are being consistent in applying what coverage we have, what liability we have and what requirements we may have of various residents using the facility. If this doesn’t work in actuality or we’ve got exceptions it can always come before the Board and change from time to time. The other change that we had is updating our suspension and termination of privileges rule. Our next agenda item is going to be noticing a change in rates for additional uses that we have on lawn facilities, so we’d recommend we do that at the same time to save on advertising costs. There’s also a facility use application that’s new. We’re trying to make it as user friendly as possible so we’re working with your amenity management staff for basically a checklist for what needs to be included every time somebody reserves.

NINTH ORDER OF BUSINESS  
Consideration of Resolution 2020-02, Setting a Public Hearing for the Purpose of Adopting Rates, Fees and Charges of the District

Mr. Perry stated the public hearing will be scheduled for December 18th and that goes hand in hand with the discussion counsel just had in regard to rental of facilities and so forth.

Ms. Kilinski stated you’ll see there is an exhibit to the resolution in addition to the termination or suspension of privileges you have the current rates and the proposed rates for certain categories that we don’t currently have rates for.

Mr. Sessions stated for clarity, the rates haven’t changed, it’s just clarity that the event staffing is a per hour deal and then there’s an additional rate for additional guest passes.

Ms. Kilinski stated that’s right it’s at the other district where we have the lawn facility.
On MOTION by Mr. Sessions seconded by Mr. Henderson with all in favor resolution 2020-02, setting a public hearing for December 18, 2019 at 10:30 a.m. for the purpose of adopting rates, fees and charges of the District was approved.

TENTH ORDER OF BUSINESS  Consideration of Amendment to Agreement with Vesta

Ms. Kilinski stated if you remember, this Board accepted assignment of the Vesta agreement, but it was originally with Rivers Edge I, while Rivers Edge I operated the RiverClub before Rivers Edge II was established so there was some inconsistencies in the agreement given that we had that sort of assignment done with a lease to Mattamy so this agreement has been updated. None of the costs or scope of services have changed.

On MOTION by Mr. Sessions seconded by Mr. Cowling with all in favor the amendment to the agreement with Vesta was approved in substantial form with final sign-off by the Chair in consultation with District staff.

ELEVENTH ORDER OF BUSINESS  Staff Reports

A. District Counsel

Ms. Kilinski stated we have a boundary amendment hearing scheduled for November 5th and the validation hearing is scheduled for November 18th so we will bring any updates back to the Board as it relates to either of those matters.

B. District Engineer

There being none, the next item followed.

C. District Manager

There being none, the next item followed.

D. General Manager - Report

Mr. Jason Davidson stated the café is completed, the equipment is in and we’ve passed all inspections. We will release a couple of menu items per week so staff can get acclimated with the new equipment.

TWELFTH ORDER OF BUSINESS  Financial Reports
A. Balance Sheet and Income Statement

B. Consideration of Funding Request No. 13

A copy of the funding request, in the amount of $216,697.49 was included in the agenda package. Mr. Perry stated the funding request is a little higher than normal. A couple of the reasons are included in this funding request is the insurance premium, which we have to pay in total at the beginning of the fiscal year. There are also some charges for the boundary amendment and as part of the budget process there were a number of accounts that were in Rivers Edge’s name that should be Rivers Edge II name so there were some costs associated with that.

On MOTION by Mr. Sessions seconded by Mr. Thomas with all in favor Funding Request No. 13 was approved.

C. Check Register

The check register totaling $79,973.25 was included in the agenda package.

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

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – November 20, 2019 at 10:30 a.m. at the RiverTown Amenity Center

FIFTEENTH ORDER OF BUSINESS Adjournment

The meeting was opened back up to allow for supervisor’s and audience comments.

THIRTEENTH ORDER OF BUSINESS Supervisors’ Requests and Audience Comments

Mr. Jerry Meredith, 258 Perdido, stated there is a slippery sidewalk near my property where water pools and doesn’t drain out.

Mr. Sessions stated we’re glad to hear them at the CDD meetings but normally we’d ask that you just email them over to the CDD staff.

Mr. Perry stated we get your email and staff is already trying to work through that.
Mr. John Shields, 241 Rawlings Drive, stated I’d like to address the issue of the garbage from the construction workers that ends up in our lake. They just leave Styrofoam and plastic and it blows all over our neighborhood. It’s the lakes around the corner from my property. We picked up what we could get to but it’s shameful that the construction folks really don’t care to pick up their own garbage whether it’s their lunch garbage or just the product packaging. It’s been constant for us.

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

Secretary/Assistant Secretary  Chairman/Vice Chairman
FIFTH ORDER OF BUSINESS
RESOLUTION 2020-03

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; RELEASING THE PRIOR MASTER ASSESSMENT LIEN; 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 an 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 previously noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, Florida Statutes, and adopted Resolution 2019-15, imposing and levying assessments on the lands then within the District and providing that the lien of such assessments would be recorded by the Secretary of the District in the District’s Improvement Lien Book; and

WHEREAS, on November 5, 2019, the Board of County Commissioners of St. Johns County, Florida, enacted Ordinance 2019-71, amending the boundaries of the District to add certain lands to the District (“Addition Parcels”) and contract certain other lands from the District; and

WHEREAS, the District now desires to release the original master assessment lien, and contemporaneously levy a new master assessment lien due to changes in the development plan resulting in a higher maximum assessment level for certain product types and due to the aforementioned boundary amendment; 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 assessments on the lands now within the boundaries of the District, 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. **RELEASE OF PRIOR LIEN.** The Board hereby releases the original master assessment lien imposed via Resolution 2019-15, and authorizes staff to take all necessary actions to effectuate release of such lien.

3. **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 October 16, 2019, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2020-01 (”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 Report*, dated September 18, 2019, as subsequently revised October 9, 2019, attached hereto as *Exhibit A* and incorporated herein by reference (as revised, the “*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 November 20, 2019, and at the 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 October 9, 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”).

4. 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.

5. 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.

6. 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.

7. 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.

8. **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.

9. **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
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 20TH DAY OF NOVEMBER, 2019.

ATTEST: RIVERS EDGE II
COMMUNITY DEVELOPMENT DISTRICT

_________________________ ____________________________________
Secretary Chairman / Vice Chairman

Exhibit A: Master Improvement Plan Report, dated October 9, 2019
Exhibit B: Master Special Assessment Methodology Report, dated October 9, 2019
EXHIBIT A
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Exhibit 2 – Master Development Plan - RiverTown
Exhibit 3 – RE II CDD District Boundary
Exhibit 4 – RE II CDD Master Plan
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.

<table>
<thead>
<tr>
<th>Proposed Land Use</th>
<th>Approximate Acreage</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing RiverClub Amenity</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>Future Residential</td>
<td>773</td>
<td>1,718</td>
</tr>
<tr>
<td>Recreation</td>
<td>16</td>
<td></td>
</tr>
<tr>
<td>Other (Open Space/Drainage/Conservation)</td>
<td>174</td>
<td></td>
</tr>
<tr>
<td><strong>Total Units Rivers Edge II CDD</strong></td>
<td><strong>984</strong>*</td>
<td><strong>1,718</strong></td>
</tr>
</tbody>
</table>

*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:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Construction Completed to Date</th>
<th>Permit Status</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Army Corps Of Engineers</td>
</tr>
<tr>
<td>CR223</td>
<td>25%*</td>
<td>X</td>
</tr>
<tr>
<td>Keystone Corners</td>
<td>95%</td>
<td>N/A</td>
</tr>
<tr>
<td>Master Drainage</td>
<td>15%</td>
<td>X</td>
</tr>
<tr>
<td>KC Entry Feature</td>
<td>100%</td>
<td>N/A</td>
</tr>
<tr>
<td>CR 244 Landscape</td>
<td>50%</td>
<td>N/A</td>
</tr>
<tr>
<td>Neighborhood Pocket Parks</td>
<td>0%</td>
<td>N/A</td>
</tr>
<tr>
<td>RiverClub Amenity</td>
<td>100%</td>
<td>N/A</td>
</tr>
<tr>
<td>Future Amenity</td>
<td>0%</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Improvement Projects</th>
<th>Ownership</th>
<th>Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>CR 223</td>
<td>SJC</td>
<td>SJC</td>
</tr>
<tr>
<td>Keystone Corners</td>
<td>SJC</td>
<td>SJC (CDD - landscaping &amp; irrigation)</td>
</tr>
<tr>
<td>Master Drainage</td>
<td>CDD</td>
<td>CDD</td>
</tr>
<tr>
<td>KC Entry Feature</td>
<td>CDD</td>
<td>CDD</td>
</tr>
<tr>
<td>Mist Flower Dr from Keystone Corners to Watersong Entry Gates</td>
<td>CDD</td>
<td>CDD</td>
</tr>
<tr>
<td>Watersong Roads</td>
<td>Watersong HOA</td>
<td>Watersong HOA</td>
</tr>
<tr>
<td>Watersong Storm Ponds</td>
<td>CDD</td>
<td>CDD</td>
</tr>
<tr>
<td>CR 244 Landscape</td>
<td>SJC</td>
<td>CDD</td>
</tr>
<tr>
<td>Pocket Parks</td>
<td>CDD</td>
<td>CDD</td>
</tr>
<tr>
<td>RiverClub Amenity</td>
<td>CDD</td>
<td>CDD</td>
</tr>
</tbody>
</table>

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

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

RECDD #2 Boundary

LEGEND

- RECDD Boundary
- RECDD #2 Boundary

Exhibit 3
EXHIBIT B
RIVERS EDGE II
Community Development District

Revised - Master Special Assessment Methodology Report

October 9, 2019

Prepared by
Governmental Management Services, LLC
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1.0 Introduction

1.1 Purpose

This Revised 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 has been revised to reflect changes in the development program for the District. 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 October 9, 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 1,054 single-family residential homes and 664 townhomes totaling 1,718 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 1,054 single family units and 664 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'-79' lot would have an ERU of 1.25 reflecting 75 midpoint range / 60. The townhomes product is assigned an ERU factor of 0.62, which is equal to that of a 30' lot in the Rivers Edge Master allocation.

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 30’ lot in Rivers Edge. 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 benefited 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>
<thead>
<tr>
<th>Land Use</th>
<th>Land Size (Gross Acres)</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>773.00</td>
<td>78.64%</td>
</tr>
<tr>
<td>Wetlands, Open Space, Preservation Area, ROW</td>
<td>174.00</td>
<td>17.70%</td>
</tr>
<tr>
<td>Amenity Parks</td>
<td>36.00</td>
<td>3.66%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>984.00</strong></td>
<td><strong>100.00%</strong></td>
</tr>
</tbody>
</table>

* Assumes Boundary Amendment is completed.

Information provided by Prosser, Inc in the Master Improvement Plan Report dated October 9, 2019.

Prepared By

Governmental Management Services, LLC
### TABLE 2
Rivers Edge CDD
Planned Development Program
and ERU Allocations

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Planned Units</th>
<th>ERU</th>
<th>ERU's</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Single Family</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>30' - 39' lot</td>
<td>172</td>
<td>0.58</td>
<td>99.76</td>
</tr>
<tr>
<td>40' - 49' lot</td>
<td>407</td>
<td>0.75</td>
<td>305.25</td>
</tr>
<tr>
<td>50' - 59' lot</td>
<td>359</td>
<td>0.92</td>
<td>330.28</td>
</tr>
<tr>
<td>60' - 69' lot</td>
<td>0</td>
<td>1.00</td>
<td>0.00</td>
</tr>
<tr>
<td>70' - 79' lot</td>
<td>75</td>
<td>1.25</td>
<td>93.75</td>
</tr>
<tr>
<td>80' + lot</td>
<td>41</td>
<td>1.42</td>
<td>58.22</td>
</tr>
<tr>
<td>Townhouses</td>
<td>664</td>
<td>0.62</td>
<td>411.68</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,718</strong></td>
<td></td>
<td><strong>1,298.94</strong></td>
</tr>
</tbody>
</table>

Note: Based on relative front footage for the lot. Example: 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 30' lot product in the Rivers Edge master methodology.
<table>
<thead>
<tr>
<th>Infrastructure Improvements</th>
<th>Total Cost Estimates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Master Drainage and Stormwater Management</td>
<td>$3,770,358</td>
</tr>
<tr>
<td>Transportation</td>
<td>$14,315,654</td>
</tr>
<tr>
<td>Landscape</td>
<td>$1,150,000</td>
</tr>
<tr>
<td>Recreation</td>
<td>$13,311,250</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$32,547,262</strong></td>
</tr>
</tbody>
</table>

Information provided by Prosser, Inc Capital Improvement Plan Report dated October 9, 2019.

Prepared By
Governmental Management Services, LLC
### TABLE 4
Rivers Edge II CDD
Financing Estimates

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction / Acquisition Requirements</td>
<td>$32,547,262</td>
</tr>
<tr>
<td>Debt Service Reserve Fund (1)</td>
<td>$2,846,823</td>
</tr>
<tr>
<td>Capitalized Interest (2)</td>
<td>$4,551,250</td>
</tr>
<tr>
<td>Cost of Issuance (3)</td>
<td>$600,000</td>
</tr>
<tr>
<td>Underwriters Discount</td>
<td>$827,500</td>
</tr>
<tr>
<td>Rounding</td>
<td>$2,165</td>
</tr>
</tbody>
</table>

| Total Par                            | $41,375,000  |

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

1. The Series 2019A DSRF is based on maximum annual debt service.
2. Interest capitalized to 11/1/2021.
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

<table>
<thead>
<tr>
<th>Development Type:</th>
<th>Number of Planned Units</th>
<th>ERU’s Benefit Per Unit</th>
<th>Total ERU’s</th>
<th>Allocation of Construction Costs</th>
<th>Allocation of Total Par Debt</th>
<th>Benefit per Unit</th>
<th>Allocation of Maximum Net Annual Debt Service</th>
<th>Debt Service Assessments per Unit Net</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Single Family</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>30’ - 39’ lot</td>
<td>172</td>
<td>0.58</td>
<td>99.76</td>
<td>$2,499,665</td>
<td>$3,177,645</td>
<td>$18,475</td>
<td>$218,639</td>
<td>$1,271</td>
</tr>
<tr>
<td>40’ - 49’ lot</td>
<td>407</td>
<td>0.75</td>
<td>305.25</td>
<td>$7,648,584</td>
<td>$9,723,096</td>
<td>$23,690</td>
<td>$669,001</td>
<td>$1,644</td>
</tr>
<tr>
<td>50’ - 59’ lot</td>
<td>359</td>
<td>0.92</td>
<td>330.28</td>
<td>$8,275,755</td>
<td>$10,520,374</td>
<td>$29,305</td>
<td>$723,858</td>
<td>$2,016</td>
</tr>
<tr>
<td>60’ - 69’ lot</td>
<td>0</td>
<td>1.00</td>
<td>0.00</td>
<td>$0</td>
<td>$0</td>
<td>$31,853</td>
<td>$0</td>
<td>$2,192</td>
</tr>
<tr>
<td>70’ - 79’ lot</td>
<td>75</td>
<td>1.25</td>
<td>93.75</td>
<td>$2,349,074</td>
<td>$2,986,209</td>
<td>$39,816</td>
<td>$205,467</td>
<td>$2,740</td>
</tr>
<tr>
<td>80’ + lot</td>
<td>41</td>
<td>1.42</td>
<td>58.22</td>
<td>$1,458,806</td>
<td>$1,854,476</td>
<td>$45,231</td>
<td>$127,598</td>
<td>$3,112</td>
</tr>
<tr>
<td>Townhouses</td>
<td>664</td>
<td>0.62</td>
<td>411.68</td>
<td>$10,315,378</td>
<td>$13,113,200</td>
<td>$19,749</td>
<td>$902,259</td>
<td>$1,359</td>
</tr>
<tr>
<td>Total</td>
<td>1,718</td>
<td></td>
<td>1,298.94</td>
<td>$32,547,262</td>
<td>$41,375,000</td>
<td></td>
<td></td>
<td>$2,846,823</td>
</tr>
</tbody>
</table>

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>
<thead>
<tr>
<th>Property Owner</th>
<th>Folio #</th>
<th>Assigned Debt</th>
<th>Assigned Annual Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mattamy Jacksonville, LLC</td>
<td>000700-0026</td>
<td>$41,375,000</td>
<td>$2,846,823</td>
</tr>
</tbody>
</table>
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, a distance of 3,097.61; thence departing form 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 7°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 06°30'58" East, a distance of 40.31 feet, to a point;
Course No. 8: run thence, North 00°03'18" West, a distance of 68.98 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.
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, South 11°59'52" East, a distance of 50.59 feet, to a point;
Course No. 20: run thence, South 05°24'52" West, a distance of 67.04 feet, to a point;
Course No. 21: run thence, South 03°06'04" East, a 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. 22: run thence, South 36°29'04" East, a distance of 22.83 feet, to a point;
Course No. 23: run thence, South 50°43'11" East, a distance of 72.64 feet, to a point;
Course No. 24: run thence, South 72°12'33" East, a distance of 53.45 feet, to the point of curvature, of a curve, leading southeasterly;
Course No. 25: 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. 26: run thence, South 30°11'14" East, along last said tangency, a distance of 38.85 feet, to a point;
Course No. 27: 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. 28: run thence, South 11°33'15" West, a distance of 9.25 feet, to the point of tangency of last said curve, leading northerly;
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.
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 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°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°19'36" West, 104.28 feet;

Course No. 2: run thence, North 63°27'26" West, 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°52'36" West, a distance of 197.84 feet, to a point;
Course No. 2: run thence, South 71°24'28" West, a distance of 152.25 feet, to a point;
Course No. 3: run thence, South 79°12'13" West, a distance of 294.12 feet, to a point;
Course No. 4: run thence, South 73°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°35'54" West, a distance of 1,053 feet, more or less, from the POINT OF BEGINNING; run thence North 41°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
RESOLUTION 2020-04

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Rivers Edge II Community Development District, hereinafter referred to as “District”, adopted General Fund Budget for fiscal year 2019, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.

2. This resolution shall become effective this 20th day of November 2019 and be reflected in the monthly and fiscal Year End 9/30/19 Financial Statements and Audit Report of the District

Rivers Edge II
Community Development District

by: ________________________________
Chairman

Attest:

by: ________________________________
Secretary
## Rivers Edge II
### Community Development District
### FY2019 Budget Amendment #2

#### Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amended FY19 Budget</th>
<th>Increase/Decrease</th>
<th>Amended FY19 Budget</th>
<th>9/30/19 Actuals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developer Contributions</td>
<td>$712,570</td>
<td>$366,548</td>
<td>$1,079,118</td>
<td>$1,079,118</td>
</tr>
<tr>
<td>Café Revenue</td>
<td>$145,830</td>
<td>$0</td>
<td>$145,830</td>
<td>$126,187</td>
</tr>
<tr>
<td>Miscellaneous Revenue</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$5,266</td>
</tr>
<tr>
<td><strong>Total Revenue</strong></td>
<td><strong>$858,400</strong></td>
<td><strong>$366,548</strong></td>
<td><strong>$1,224,948</strong></td>
<td><strong>$1,210,571</strong></td>
</tr>
</tbody>
</table>

#### Expenditures

**Administrative**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amended FY19 Budget</th>
<th>Increase/Decrease</th>
<th>Amended FY19 Budget</th>
<th>9/30/19 Actuals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Engineering</td>
<td>$15,000</td>
<td>$10,650</td>
<td>$25,650</td>
<td>$25,650</td>
</tr>
<tr>
<td>Arbitrage</td>
<td>$600</td>
<td>($600)</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Dissemination Agent</td>
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<td>($3,500)</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>Attorney</td>
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<td>$47,835</td>
<td>$67,835</td>
<td>$67,835</td>
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<td>Annual Audit</td>
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<td>Trustee Fees</td>
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<td>Management Fees</td>
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<tr>
<td>Construction Accounting</td>
<td>$3,500</td>
<td>($3,500)</td>
<td>$0</td>
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</tr>
<tr>
<td>Information Technology</td>
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<td>$0</td>
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<td>$1,200</td>
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<tr>
<td>Telephone</td>
<td>$300</td>
<td>$0</td>
<td>$300</td>
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</tr>
<tr>
<td>Postage</td>
<td>$1,500</td>
<td>$0</td>
<td>$1,500</td>
<td>$0</td>
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<tr>
<td>Printing &amp; Binding</td>
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<td>$713</td>
<td>$1,713</td>
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<tr>
<td>Insurance</td>
<td>$5,800</td>
<td>$0</td>
<td>$5,800</td>
<td>$5,000</td>
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<tr>
<td>Legal Advertising</td>
<td>$4,000</td>
<td>($149)</td>
<td>$3,851</td>
<td>$3,851</td>
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<tr>
<td>Other Current Charges</td>
<td>$600</td>
<td>$1,919</td>
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<tr>
<td>Office Supplies</td>
<td>$1,000</td>
<td>($1,000)</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>Dues, Licenses &amp; Subscriptions</td>
<td>$175</td>
<td>$0</td>
<td>$175</td>
<td>$175</td>
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<tr>
<td>Website design/compliance</td>
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<tr>
<td><strong>Total Administrative</strong></td>
<td><strong>$101,675</strong></td>
<td><strong>$54,118</strong></td>
<td><strong>$155,793</strong></td>
<td><strong>$150,443</strong></td>
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**Field Operations**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amended FY19 Budget</th>
<th>Increase/Decrease</th>
<th>Amended FY19 Budget</th>
<th>9/30/19 Actuals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost Share (Roads/Stormwater)</td>
<td>$131,708</td>
<td>$0</td>
<td>$131,708</td>
<td>$131,708</td>
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<tr>
<td>General &amp; Lifestyle Manager (Vesta)</td>
<td>$62,980</td>
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<td>$57,732</td>
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<tr>
<td>Facility/Hospitality Staff (Vesta)</td>
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<td>$62,242</td>
<td>$57,055</td>
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<tr>
<td>Field Operations Management (Vesta)</td>
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<td>$31,020</td>
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<tr>
<td>Community Facility Staff</td>
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<td>$27,964</td>
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<tr>
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<td>Telephone</td>
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<td>Insurance</td>
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<tr>
<td>Landscape Maintenance</td>
<td>$45,000</td>
<td>$291,925</td>
<td>$336,925</td>
<td>$336,925</td>
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<tr>
<td>General Facility &amp; Common Grounds Maint</td>
<td>$23,273</td>
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<tr>
<td>Pool Maintenance(Vesta &amp; Poolsure)</td>
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<td>($2,920)</td>
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<tr>
<td>Pool Chemicals</td>
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<td>Lake Maintenance</td>
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<td>$600</td>
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<td>Janitorial Services (Vesta)</td>
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<td>Window Cleaning</td>
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<td>Propane Gas</td>
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<td>Electric</td>
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<td>$16,618</td>
<td>$16,618</td>
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</tbody>
</table>

Exhibit 'A'
### Rivers Edge II
#### Community Development District
#### FY2019 Budget Amendment #2

<table>
<thead>
<tr>
<th>Category</th>
<th>Amended FY19 Budget</th>
<th>Increase/Decrease</th>
<th>Amended FY19 Budget</th>
<th>9/30/19 Actuals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sewer/Water/Irrigation</td>
<td>$30,000</td>
<td>($7,738)</td>
<td>$22,262</td>
<td>$22,262</td>
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<tr>
<td>Repair and Replacements</td>
<td>$5,000</td>
<td>$29,952</td>
<td>$34,952</td>
<td>$32,583</td>
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<tr>
<td>Refuse</td>
<td>$5,340</td>
<td>$699</td>
<td>$6,039</td>
<td>$6,039</td>
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<tr>
<td>Pest Control</td>
<td>$1,140</td>
<td>$325</td>
<td>$1,465</td>
<td>$1,465</td>
</tr>
<tr>
<td>License/Permits</td>
<td>$1,500</td>
<td>($1,500)</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Other Current</td>
<td>$1,000</td>
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<tr>
<td>Special Events</td>
<td>$10,000</td>
<td>($36,610)</td>
<td>$46,610</td>
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<td>Landscape Replacements</td>
<td>$500</td>
<td>($500)</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Office Supplies/Postage</td>
<td>$500</td>
<td>$96</td>
<td>$596</td>
<td>$596</td>
</tr>
<tr>
<td>Café Costs- Equipment Purchases</td>
<td>$0</td>
<td>$17,802</td>
<td>$17,802</td>
<td>$17,802</td>
</tr>
<tr>
<td>Café Costs- labor/food/beverage/COGS</td>
<td>$174,678</td>
<td>($40,629)</td>
<td>$134,049</td>
<td>$134,049</td>
</tr>
<tr>
<td><strong>Total Field</strong></td>
<td>$756,725</td>
<td>$312,430</td>
<td>$1,069,155</td>
<td>$1,038,826</td>
</tr>
<tr>
<td><strong>Total Expenditures</strong></td>
<td>$858,400</td>
<td>$366,549</td>
<td>$1,224,949</td>
<td>$1,189,270</td>
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<tr>
<td><strong>Excess Revenues (Expenditures)</strong></td>
<td>($0)</td>
<td>($0)</td>
<td>($0)</td>
<td>$21,302</td>
</tr>
</tbody>
</table>
SEVENTH ORDER OF BUSINESS
D.
RiverClub update / No Board action required: Nothing to report at this time.

**Usage**

<table>
<thead>
<tr>
<th>October'19</th>
<th>November</th>
<th>December</th>
<th>January'20</th>
<th>February</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>August</th>
<th>September</th>
<th>FY 20 Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1670</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1670</td>
</tr>
</tbody>
</table>

**EVENTS UPDATE:**

**Under the Bus**
39 residents participated. Under the Bus blues band performed in the amphitheater. Residents paid a $10 cover charge to attend. Those that attended were impressed! However, our numbers were down over all and this may be due to the musical genre, Bartram’s homecoming football game as well as this being a charged event.

**Golf Cart Safety Presentation**
4 residents participated. The St. Johns County Sheriff’s office came out to discuss golf cart safety. The residents that attended found the presentation to be informative. The officers not only had a Power Point presentation, but also answered many questions.
Fall Festival
230 residents attended. This was a reschedule due to a tropical storm. Residents enjoyed an inflatable corn maze, inflatable ax throwing, Halloween costume contest as well as touch & feel reptiles! A country music concert was originally planned to run in conjunction with this event, however due to the reschedule the band was touring in Nashville. Therefore, we were able to hire a DJ last minute for music and interaction.
Fire Truck Food Truck Friday
170 residents participated. The St Johns County Fire Department sent over a fire truck for the kids to check out. Plus, American Idol finalist Stephen Quinn came out to sing for us!

November Events: Frozen Movie Night, Jacksonville Symphony Woodwinds Quartet, Trivia, Adult Only Holiday Kickoff Party, Kid’s Thanksgiving Cookie Decorating Class.

December Events: Food Truck Friday, Holiday Vendor Fair, Golf Cart Maintenance, Holiday Golf Cart Parade, Tree Lighting w/ DJ and Santa, Heritage Choir performance, Holiday Movie, Light the Night (with Luminaries), Ladies Lunch and Holiday Flower Arranging.

ACTION ITEMS: none currently

Should you have any comments or questions feel free to contact me directly.
jdavidson@vestapropertyservices.com
RiverTown
Field Operation Manager’s Report

Date of report: 11/20/2019
Submitted by: Zach Davidson

RiverHouse:
- Broken outflow pipe broken on lap pool heater fixed 10/24 and back in working condition.
- Five sunken pavers were fixed on pool deck.
- 4 broken hooks that hold the shepherd hooks were replaced.
- Heater filter was changed, heater is in working condition.
- Three lose pool handrails have been reset and back in working condition.

RiverClub:
- Loose handrail on handicap rail has been reset, concreted back in and is in working condition.
- New frame for two blue crank umbrellas have been installed and in working condition.
- Café fan light wasn’t working, new fan was sent and installed. Fan is in working condition.
- Buffer trimming along the river was completed the on 11/12.
- Heater filter was changed, heater is in working condition.

RiverPark:
- Fallen oak over bike path was removed the week of 11/11.

Common areas:
- Broken rope ladder in Northlake was shipped out from Kompan, part should arrive on 11/26.
- Holes on the hill at the RiverHouse playground have been filled, sprinklers have also been fixed and adjusted to prevent future wash outs.
- Palm tree trimming has been completed throughout the community.
- Two cross walk signs at north roundabout were out, new batteries were installed and are in working condition.

In progress:
- Waterfall on longleaf is still in the works of being scheduled through VAK PAK.
Landscape Maintenance Report

**Completed**
1. Buffer trimming at Riverfront Park has been completed.
2. Extensive clean-up of the Riverfront park; including large limbs and debris.
3. Longleaf and Main Street Entrance St. Augustine has been treated for Brown Patch as well as the lake at the end of RiverWalk Blvd.
4. Multiple irrigation repairs throughout the property.
5. Extensive clean up on Longleaf Pine including; an abundance of trash. Additionally, we sprayed round-up and TVC on crack weeds throughout the sidewalks.

**In-Progress**
1. We have made impactful strides at alleviating weed pressures in the turf.
2. Mowing services are now bi-weekly through March; for St. Augustine, Zoysia, and Bermuda turf species. All Bahia turf areas are on a monthly cutting rotation per contract.
3. Follow up application for Brown patch is scheduled for 11/14/19

Should you have any comments or questions feel free to contact me directly.
zdavidson@vestapropertyservices.com
2.
# Landscape Maintenance Proposal

**Property Name:** RiverTown - Keystone Corner Phase 2  
**Company Name:** Mattamy Corp

<table>
<thead>
<tr>
<th>Services</th>
<th>Frequency</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full Service Maintenance</td>
<td>38</td>
<td>$20,932.60</td>
</tr>
<tr>
<td>Detail: Shrubs and Beds</td>
<td>12</td>
<td>$4,656.60</td>
</tr>
<tr>
<td>Irrigation Management</td>
<td>12</td>
<td>$3,239.52</td>
</tr>
<tr>
<td>Chemical/Fertilization Program - St. Augustine Turf</td>
<td>6</td>
<td>$7,359.84</td>
</tr>
<tr>
<td>Shrub, Tree, and Palm Fertilization Program</td>
<td>2</td>
<td>$1,599.96</td>
</tr>
<tr>
<td>Sabal Palm Pruning: Qty 15</td>
<td>1</td>
<td>$379.99</td>
</tr>
<tr>
<td>Pine Straw Installation: 1400 bales</td>
<td>1</td>
<td>$8,866.45</td>
</tr>
</tbody>
</table>

**MONTHLY INVESTMENT**  
$3,919.58

**ANNUAL INVESTMENT**  
$47,034.96

---

**Contract Period:** December 1, 2019  
**to:** November 30, 2020

**Contact Name:** Louis Cowling  
**E-mail:** louis.cowling@mattamycorp.com  
**Property Address:** 39 Riverwalk Blvd.  
St. Johns, FL 32259
EIGHTH ORDER OF BUSINESS
A.
Rivers Edge II
Community Development District

Unaudited Financial Reporting
September 30, 2019
# Rivers Edge II

**Community Development District**

**Combined Balance Sheet**

**September 30, 2019**

<table>
<thead>
<tr>
<th><strong>Assets:</strong></th>
<th><strong>General</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash</td>
<td>$17,983</td>
</tr>
<tr>
<td>Due From Developer</td>
<td>$617,231</td>
</tr>
<tr>
<td>Due from Other</td>
<td>$25</td>
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<tr>
<td>Due from Vesta- Café</td>
<td>---</td>
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<tr>
<td>Assessment Receivable</td>
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</tr>
<tr>
<td>Prepaid Expenses</td>
<td>$3,097</td>
</tr>
</tbody>
</table>

**Total Assets** $638,336

<table>
<thead>
<tr>
<th><strong>Liabilities:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounts Payable</td>
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<tr>
<td>Accrued Expenses</td>
</tr>
<tr>
<td>Deferred Revenue</td>
</tr>
<tr>
<td>Due to Vesta- Café</td>
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<tr>
<td>Due to Debt Service</td>
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<tr>
<td>Due to Rivers Edge CDD</td>
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</table>

<table>
<thead>
<tr>
<th><strong>Fund Balances:</strong></th>
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<tbody>
<tr>
<td>Nonspendable</td>
</tr>
<tr>
<td>Restricted for Debt Service</td>
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<tr>
<td>Unassigned</td>
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**Total Liabilities and Fund Equity** $638,336
### Rivers Edge II

**Community Development District**

**Statement of Revenues & Expenditures**

For The Period Ending September 30, 2019

<table>
<thead>
<tr>
<th>Description</th>
<th>PRORATED BUDGET</th>
<th>AMENDED BUDGET THRU 09/30/19</th>
<th>ACTUAL BUDGET THRU 09/30/19</th>
<th>VARIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revenues:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Developer Contributions</td>
<td>$712,570</td>
<td>$712,570</td>
<td>$1,079,118</td>
<td>$366,548</td>
</tr>
<tr>
<td>Café Revenues</td>
<td>$145,830</td>
<td>$145,830</td>
<td>$126,187</td>
<td>($19,643)</td>
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<tr>
<td>Miscellaneous Income</td>
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<td>$5,266</td>
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<td><strong>Total Revenues</strong></td>
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<td><strong>Expenditures</strong></td>
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<td><strong>Administrative</strong></td>
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<tr>
<td>Engineering</td>
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<td>$600</td>
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<td>Trustee Fees</td>
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<td>Dues, Licenses &amp; Subscriptions</td>
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<td>$101,675</td>
<td>$150,443</td>
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# Rivers Edge II Community Development District

**Statement of Revenues & Expenditures**

**For The Period Ending September 30, 2019**

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<tr>
<th>Description</th>
<th>AMENDED BUDGET</th>
<th>PRORATED THRU 09/30/19</th>
<th>ACTUAL THRU 09/30/19</th>
<th>VARIANCE</th>
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<tr>
<td><strong>Field Operations</strong></td>
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<tr>
<td>Cost Share (Roads/Stormwater)</td>
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<td>$131,708</td>
<td>$131,708</td>
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</tr>
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<td>$62,980</td>
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<td>($600)</td>
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<tr>
<td>Janitorial Services (Vesta)</td>
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<td>$30,000</td>
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<td>($27,583)</td>
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<td>$174,678</td>
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</table>

**Total Field Operations** $756,725 $756,725 $1,038,826 ($282,101)

**Total Expenditures** $858,400 $858,400 $1,189,270 ($330,870)

**Excess Revenues/Expenses** $0 $21,302

**Fund Balance - Beginning** $0 $14,191

**Fund Balance - Ending** $0 $35,492
# Rivers Edge II
## Community Development District
### General Fund
#### Month By Month Income Statement
#### Fiscal Year 2019

<table>
<thead>
<tr>
<th></th>
<th>October</th>
<th>November</th>
<th>December</th>
<th>January</th>
<th>February</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>August</th>
<th>September</th>
<th>Total</th>
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<tbody>
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<td><strong>Revenues:</strong></td>
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<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Developer
  Contributions | $76,915 | $63,935  | $15,069  | $51,624 | $0       | $10,899| $17,802| $281,783| $79,536 | $0   | $175,651| $205,904  | $1,079,118 |
| Café Revenues    | $10,228 | $7,032   | $7,095   | $5,303  | $10,160  | $10,922| $14,897| $13,680| $12,765| $14,137| $14,102 | $126,187  |            |
| Miscellaneous
  Income        | $0       | $0       | $0       | $0      | $0       | $0     | $0     | $3,971| $0   | $180  | $65     | $5,266     |            |
| **Total Revenues** | $87,143 | $70,967  | $22,164  | $56,927 | $5,866   | $121,059| $28,724| $300,652| $93,216 | $13,315| $189,968| $220,571  | $1,210,571 |

| **Expenditures:** |         |          |          |         |          |       |       |     |      |      |        |            |            |
| Administrative    |         |          |          |         |          |       |       |     |      |      |        |            |            |
| Engineering       | $1,480  | $370     | $0       | $837    | $833     | $1,571| $2,353| $1,579| $4,379| $7,099| $5,150  | $25,650     |            |
| Arbitrage         | $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         |            |
| Attorney          | $0       | $2,389   | $1,477   | $4,318  | $7,339   | $13,213| $2,414| $3,188| $6,855| $10,604| $13,663 | $12,465     | $3,000     |
| Annual Audit      | $0       | $0       | $0       | $0       | $0       | $0     | $0     | $0   | $0   | $0   | $0     | $0         | $0         |
| 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| $2,500| $2,500| $2,500  | $37,750     |            |
| Construction
  Accounting | $0       | $0       | $0       | $0       | $0       | $0     | $0     | $0   | $0   | $0   | $0     | $0         |            |
| Information
  Technology | $1,000   | $100     | $100     | $100    | $100     | $100  | $100  | $100 | $100 | $100 | $100    | $100       | $1,200     |
| 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| $2,94    | $215     | $132     | $7      | $2,88    | $219  | $1    | $184 | $122 | $118 | $1,34   | $1,713     |            |
| Insurance         | $5,000   | $0       | $0       | $0      | $0       | $0    | $0     | $0   | $0   | $0   | $0     | $0         | $5,000     |
| Legal Advertising | $81      | $413     | $81      | $81     | $81      | $81   | $76   | $122 | $118 | $1,08 | $3,051   |            |            |
| Other Current
  Charges  | $76      | $78      | $105     | $74     | $2,66    | $48   | $852  | $37  | $47  | $40  | $53     | $843       | $2,519     |
| Office Supplies   | $0       | $0       | $0       | $0      | $0       | $0    | $0    | $0   | $0   | $0   | $0     | $0         |            |
| Dues, Licenses &
  Subscriptions | $1,75    | $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 | $1,750 |
| **Total Administrative** | $10,955 | $7,315 | $5,645 | $9,585 | $11,407 | $6,070 | $10,519 | $8,178 | $15,343 | $18,037 | $26,090 | $21,300 | $150,443 |

- **Fiscal Year 2019:**
- **Rivers Edge II Community Development District General Fund**
### Rivers Edge II
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2019

<table>
<thead>
<tr>
<th>Month</th>
<th>October</th>
<th>November</th>
<th>December</th>
<th>January</th>
<th>February</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>August</th>
<th>September</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Field Operations</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Cost Share (Roads/Stormwater)</td>
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<td>$0</td>
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<td>$0</td>
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<tr>
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<td>$5,187</td>
<td>$5,187</td>
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<td>$5,187</td>
<td>$5,187</td>
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<td>$2,585</td>
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<tr>
<td>Window Cleaning</td>
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<td>$1,385</td>
<td>$1,325</td>
<td>$16,618</td>
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<tr>
<td>Sewer/Water/Irrigation</td>
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Rivers Edge II Community Development District
Developer Funding

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Due from Developer $469,961.76 $1,079,118.35 $235,675.79 $617,231.09

* Deposit for 50% of the River Café equipment and hood system. No funding request created.
B.
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<td>Janitorial Supplies Inv #14069964 10/8/19</td>
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<td>Inv #13704 2/1/19</td>
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<td>Inv #534-B 5/2/19</td>
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Wiring Instructions:
RIB: Wells Fargo, N.A.
ABA: 121000248
ACCT: 4502200595
ACCT NAME: RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

Signature: Chairman/Vice Chairman

Signature: Secretary/Asst. Secretary
# A - Z Lighting Associates

Zachary Rapp  
7660 Roma Dune Drive  
Wesley Chapel, FL 33545  
Phone: (813) 731-5197  Fax: (813) 436 - 5197  
Email: zrapp@tampabay.rr.com

**Bill To:**  
A-Z Lighting Associates

**FACTORY:** Minka Aire  
**DATE:** 30-Oct-19  
**PO#:** Rivertown - Repl  
**REP:** A-Z  
**ACCT#:** A1102  
**SHIP DATE:** ASAP  
**TERMS:**

**Ship To:**  
Rivertown  
140 Landing Street  
Saint Johns, FL 32259

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**NOTES**

**SUBTOTAL** $ -  
**FREIGHT** $ 30.00  
**TOTAL** $ 30.00
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 BULLIS BAY HWY.
JACKSONVILLE, FL 32219

PHONE (904) 763-7670 FAX (904) 763-4181

INVOICE

SOLD TO

RIVERS EDGE CDD
RIVERTOWN
475 W TOWN PLACE STE 114
ST AUGUSTINE, FL 32084 USA

CONTACT: DANIEL LAUSHIN
PHONE: 9049059263

SHIP TO

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

SPECIAL INSTRUCTIONS

JASON DAVIDSON

ROUTE: 13 OUR TRUCK
SHIP VIA: 10.8.19
P.O./CONTRACT NO.: 541 50
ACCT REPTAX CODE:

DESCRIPTION

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TOTAL CUBE > 0.3
SUB TOTAL...

TAX

UNIT PRICE

TOTAL WEIGHT > 13
FREIGHT

TOTAL PIECES > 3
TOTAL

NO SHORTAGE CLAIMS ALLOWED AFTER SIGNING OF THIS INVOICE

RECEIVED OCT 11 2019

By:

JANITORIAl SUPPLIES

RECOII

132.52
0.4

PER MONTH LATE PAYMENT CHARGE.
CHASER AGREES TO PAY HIGHEST INTEREST RATE/COLLECTION COST & REASONABLE JURY'S FEES. PRICING ERRORS SUBJECT TO CORRECTION. DELIVERY CONTINGENT ON ACTS OF GOD/STRIKES/TRANSPORTATION DELAYS/OTHER ACTS BEYOND OUR CONTROL, INCLUDING REFUSAL OF MANUFACTURER TO DELIVER PRODUCTS AT AGREED N PRICE. PURCHASER AGREES TO RESCIND ORDER/CONTRACT BY ACCEPTING JRN OF DEPOSIT.

* TAXABLE ITEMS

RECEIVED BY SIGNATURE: X

RECEIVED BY PRINT NAME: DATE

SIGNATURE X

INVOICE NO.
136900
10/30/19
14667768

CUSTOMER NO.
641426
10/09/19
95 1

SOURCE
PAC

ORDER DATE
10/30/19
14667768

SHIP DATE
10/09/19
95 1
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

**Contact:** Daniel Laughlin
Phone: (904) 783-4181
Fax: (904) 783-4181

**Invoiced To:**
RIVERS EDGE CDD
175 W Town Place Ste 114
St. Augustine, FL 32084, USA

**Contact:** Daniel Laughlin
Phone: (904) 783-4181

**Special Instructions**

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**Terms:**
NET 30 DAYS

**Chase to:**
RECO II JANITORIAL SUPPLY

**Received By:**

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**Taxable Items**

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**SUB TOTAL**

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**TAX**

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<tbody>
<tr>
<td></td>
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</table>

**Freight**

<table>
<thead>
<tr>
<th><strong>Taxable Items</strong></th>
<th><strong>Freight</strong></th>
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</thead>
<tbody>
<tr>
<td></td>
<td>0.00</td>
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</table>

**TOTAL**

<table>
<thead>
<tr>
<th><strong>Taxable Items</strong></th>
<th><strong>Total</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>62.90</td>
</tr>
</tbody>
</table>

**Note:**

- Pricing errors subject to correction.
- Delivery contingent on publisher's decision.
- NO REFUSAL OF MANUFACTURER TO DELIVER PRODUCTS AT AGREED TIMES.
- CHASER AGREES TO RESCIND ORDER/CONTRACT BY ACCEPTING RECEIVED BY DATE.
- PAYMENT CHARGE.
- IS TO PAY HIGHEST INTEREST RATE/COLLECTION COST & REASONABLE COSTS.
<table>
<thead>
<tr>
<th>ORDER NO.</th>
<th>ORDER DATE</th>
<th>INVOICE NO.</th>
<th>INVOICE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>144622</td>
<td>10/10/19</td>
<td>14086522</td>
<td>10/16/19</td>
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<tr>
<td>CUSTOMER NO.</td>
<td>SHIP DATE</td>
<td>SOURCE</td>
<td>PAGE</td>
</tr>
<tr>
<td>541526</td>
<td>10/16/19</td>
<td></td>
<td>1</td>
</tr>
</tbody>
</table>

Please mail your remittance to:

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

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

RIVERS EDGE CDD
RIVERTOWN
475 W TOWN PLACE STE 114
ST AUGUSTINE, FL 32084, USA

CONTACT: DANIEL LAUGHLIN PHONE: 904-940-6556

SPECIAL INSTRUCTIONS

ROUTE: STOP: SHIP VIA: PO/CONTRACT NO.: ACCT REPT TAX CODE: TERMS
34: 20: OUR TRUCK: BACKORDER: 541: 50: NET 30 DAYS

<table>
<thead>
<tr>
<th>QUANTITY SHIPPED</th>
<th>QUANTITY ORDERED</th>
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<tbody>
<tr>
<td>2</td>
<td>2</td>
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</tbody>
</table>

DESCRIPTION

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>QTY</th>
<th>UNIT PRICE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>CASE HB1990A TORK UNIVERSAL 2PLY HRDOLL TOWEL 3</td>
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<td>27.01</td>
<td>54.02</td>
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TAXABLE ITEMS

<table>
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<tr>
<th>TOTAL CUBE</th>
<th>TOTAL WEIGHT</th>
<th>TOTAL PIECES</th>
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</thead>
<tbody>
<tr>
<td>7.2</td>
<td>4.3</td>
<td>2</td>
</tr>
</tbody>
</table>

SUB TOTAL 54.02
TAX 0.00
FREIGHT 0.00
TOTAL 54.02
Please mail your remittance to:
Distributor of foodservice disposables,
janitorial supplies and equipment
throughout the United States,
Puerto Rico and the Caribbean

JACKSONVILLE, FL

on October 19, 2019

INVOICE

SHIPPING CODE: D3

SHIP TO:
1530 TOWN PLACE SUITE 204
POTOMAC, MD 20854 USA

QUANTITY SHIPPED

UNIT DESCRIPTION

1 5 EACH 12"OCTOBER BLUE 52" 1 " HYDRAULIC HANDLE - EXCH

1 1-5/11 6.48 6.48 6.48

TAXABLE ITEMS

RECEIVED BY
Marilyn
SIGNATURE X

RECEIVED BY

DATE

13-5-19

1 0

CUBE

6.50 TAX

SUB TOTAL

WEIGHT

FREIGHT

TOTAL PIECES

TOTAL

Packing and Handling

This payment is subject to the charge of the highest interest rate and reasonable collection costs provided by the agreement. Delivery and other acts beyond our control may subject to change. Price errors subject to correction. Delivery contingent upon the manufacturer to deliver products at agreed prices. Chaser agrees to rescind order/contract by accepting.

TOTAL PIECES

TOTAL

PAYMENT CHARGE.

RECEIVED OCT 25 2019

By

132.572.60
Please mail your remittance to:
Distributor of foodservice disposables, janitorial supplies and equipment throughout the United States, Puerto Rico and the Caribbean.

ORDER DATE: OCT 25 2019

<table>
<thead>
<tr>
<th>QUANTITY SHIPPED</th>
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<th>UNIT</th>
<th>DESCRIPTION</th>
<th>PACK / SIZE</th>
<th>CUBE / WEIGHT</th>
<th>UNIT PRICE</th>
<th>AMOUNT</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>DRY CLEANED COAL &amp; BLACK LINEN PILLOWS</td>
<td>4O. EC 1/4/21</td>
<td>PAGE 0.12</td>
<td>1.00</td>
<td>24.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>EACH STANDARD CANISTER WITH LISTED PVC</td>
<td>4O. EC 1/4/21</td>
<td>PAGE 0.12</td>
<td>1.00</td>
<td>24.00</td>
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<td></td>
<td></td>
<td></td>
<td>EACH PLASTIC COVER FOR 100 PC.</td>
<td>4O. EC 1/4/21</td>
<td>PAGE 0.12</td>
<td>1.00</td>
<td>24.00</td>
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<td></td>
<td></td>
<td></td>
<td>EACH LINEN COVER Replacement</td>
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<td>PAGE 0.12</td>
<td>1.00</td>
<td>24.00</td>
</tr>
</tbody>
</table>

CHASER AGREES TO RESCIND ORDER/CONTRACT BY ACCEPTING RECEIVED BY

INVOICE

RECOO II JANITORIAL SUPPLIES

OCT 25 2019

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

TAXABLE ITEMS

RECEIVED BY SIGNATURE X

RECEIVED BY PRINT NAME

TOTAL CUBE

TOTAL WEIGHT

TOTAL PIECES

TOTAL
<table>
<thead>
<tr>
<th>QUANTITY</th>
<th>SHIPPED</th>
<th>ORDERED</th>
<th>UNIT DESCRIPTION</th>
<th>PACK / SIZE</th>
<th>CUBE / WEIGHT</th>
<th>UNIT PRICE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>2 CASE MMB40A TNRK UNIV WHITE R-FOLD</td>
<td>16/250</td>
<td>3/28</td>
<td>25.27</td>
<td>50.54</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>2 UNIT BH:1004 24&quot; TAMPICO FINE PUSHBROOM</td>
<td>1</td>
<td>2/5</td>
<td>13.37</td>
<td>26.74</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>2 EACH 6244 40&quot; THREADED WOOD HANDLE METAL TIP LA</td>
<td>1</td>
<td>0/2</td>
<td>3.84</td>
<td>7.68</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>1 DYN AMLB23129775 DADEO PAPER URINALSCREEN XTRU</td>
<td>10</td>
<td>.67/1</td>
<td>15.76</td>
<td>15.76</td>
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<td></td>
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**RECEIVED**

By:

OCT 31 2019

11:32:57 AM

**INVOICE**

<table>
<thead>
<tr>
<th>ORDER NO.</th>
<th>ORDER DATE</th>
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<th>INVOICE DATE</th>
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</thead>
<tbody>
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<td>10/29/19</td>
<td>14120336</td>
<td>10/30/19</td>
</tr>
<tr>
<td>541566</td>
<td>10/30/19</td>
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</tr>
</tbody>
</table>

**SPECIAL INSTRUCTIONS**

RIVERS EDGE CDD
ST AUGUSTINE, FL 32080, USA
CERTIFICATE DANIEL LAUGHLAN

SOURCE: P&G

<table>
<thead>
<tr>
<th>ROUTE</th>
<th>STOP</th>
<th>SHIP VIA</th>
<th>PO/CONTRACT NO.</th>
<th>ACCT REPT</th>
<th>TAX CODE</th>
<th>TERMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>34</td>
<td>19</td>
<td>OUR TRUCK</td>
<td>16.29.19 CUBE2</td>
<td>541</td>
<td>50</td>
<td>NET 30 DAYS</td>
</tr>
</tbody>
</table>

**TRANSPORTATION 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 HASER AGREES TO RESCIND ORDER/CONTRACT BY ACCEPTING **TAXABLE ITEMS**

<table>
<thead>
<tr>
<th>RECEIVED BY</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIGNATURE X</td>
<td></td>
</tr>
</tbody>
</table>

**RECEIVED**

By:

OCT 31 2019

11:32:57 AM

**TOTAL**

| TOTAL CUBE | 5.8 |
| TOTAL WEIGHT | 46 |
| TOTAL PIECES | 7 |
| SUB TOTAL | 102.92 |
| TAX | 0.00 |
| FREIGHT | 0.00 |
| TOTAL | 102.92 |

NO SHORTAGE OF ITEMS AFTER SIGNING OF THIS INVOICE.
Florida Department of Economic Opportunity, Special District Accountability Program
FY 2019/2020 Special District Fee Invoice and Update Form

Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 74735
Date Invoiced: 10/01/2019
Annual Fee: $175.00
Late Fee: $0.00
Received: $0.00
Total Due, Postmarked by 12/02/2019: $175.00

STEP 1: Review the following Information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

   Rivers Edge II Community Development District
   Ms. Jennifer Killinski
   Hopping Green and Sams, P.A.
   119 South Monroe Street, Suite 300
   Tallahassee, FL 32301

   2. Telephone: (850) 222-7500
   3. Fax: (850) 224-8551
   4. Email: jenk@hgslaw.com
   5. Status: Independent
   6. Governing Body: Elected
   7. Website Address: www.riversedge2cdd.com
   8. County(ies): St. Johns
   9. Function(s): Community Development
   10. Boundary Map on File: 07/20/2018
   11. Creation Document on File: 07/20/2018
   12. Date Established: 06/22/2018
   13. Creation Method: Local Ordinance
   14. Local Governing Authority: St. Johns County
   15. Creation Document(s): County Ordinance 2018-26
   16. Statutory Authority: Chapter 190, Florida Statutes
   17. Authority to Issue Bonds: Yes
   18. Revenue Source(s): Assessments
   19. Most Recent Update: 11/14/2018

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.
Registered Agent's Signature: ___________________________ Date: 10/22/17

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

   a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
   b. Or, Certify Eligibility for the Zero Fee: By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

      1. ____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
      2. ____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
      3. ____ This special district reported $3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2017/2018 Annual Financial Report (if created since then, attach an income statement verifying $3,000 or less in revenues).

Department Use Only: Approved: ___  Denied: ___  Reason: ________________________________

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.
To: All Special District Registered Agents

From: Jack Gaskins Jr., Special District Accountability Program

Date: October 1, 2019

Subject: Fiscal Year 2019/2020 Annual State Fee and Update Requirements

Postmarked Due Date is December 2, 2019

This memo contains the instructions for complying with the annual state fee and update requirements using the enclosed Fiscal Year 2019/2020 Annual Special District Fee Invoice and Update Form (form). The state fee remains $175 per special district, unless the special district certifies that it is eligible for a zero fee. To avoid a $25 late fee, the payment must be postmarked or paid online by December 2, 2019.

The Purpose of the Annual State Fee

Chapter 189, Florida Statutes, the Uniform Special District Accountability Act (Act), assigns duties to the Special District Accountability Program within the Florida Department of Economic Opportunity (DEO) and requires DEO to annually collect a state fee from each special district to cover the costs of administering the Act. For more information, see www.FloridaJobs.org/SDAP.

The Purpose of Reviewing the Special District’s Profile

The Act, along with Rule Chapter 73C-24, Florida Administrative Code, requires each special district to maintain specific information with DEO and requires DEO to make that information available through the Official List of Special Districts (www.FloridaJobs.org/OfficialList). The Florida Legislature, state agencies and local government officials use that information to monitor special districts, coordinate activities, collect and compile financial and other information and make informed policy decisions. Therefore, it is important for each special district’s registered agent to annually review the information on the form, make any needed corrections or updates directly on the form and return it to DEO along with the state fee.

Reminders

Each newly created special district must have an official website by the end of the first full fiscal year after its creation. All other special districts should already have an official website that contains specific information (see www.FloridaJobs.org/SDWebsites#offwebsite). If the special district’s official website address is not listed on the form, the special district must provide it.

The Florida Special District Handbook (www.FloridaJobs.org/SpecialDistrictHandbook) covers general operating procedures for special districts. DEO encourages all special district staff and governing body members to review this handbook to help ensure compliance with state requirements.

(TURN OVER FOR INSTRUCTIONS)
Governmental Management Services, LLC  
1001 Bradford Way  
Kingston, TN 37763

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Hours/Qty</th>
<th>Rate</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>Management Fees - November 2019</td>
<td></td>
<td>2,500.00</td>
<td>2,500.00</td>
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<tr>
<td>Website Administration - November 2019</td>
<td></td>
<td>375.00</td>
<td>375.00</td>
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<tr>
<td>Information Technology - November 2019</td>
<td></td>
<td>100.00</td>
<td>100.00</td>
</tr>
<tr>
<td>Dissemination Agent Services - November 2019</td>
<td></td>
<td>291.67</td>
<td>291.67</td>
</tr>
<tr>
<td>Office Supplies - November 2019</td>
<td></td>
<td>13.16</td>
<td>13.16</td>
</tr>
<tr>
<td>Copies - November 2019</td>
<td>2</td>
<td>225.45</td>
<td>225.45</td>
</tr>
</tbody>
</table>

| Total                                                   |           | $3,505.28 |
| Payments/Credits                                        |           | $0.00     |
| Balance Due                                             |           | $3,505.28 |
October 14, 2019

Bill Number 110444
Billed through 09/30/2019

Boundary Amendment
RE2CDD  00105  JLK

FOR PROFESSIONAL SERVICES RENDERED
09/04/19  JLK  Confer with team regarding status of boundary amendment and update docs
for same.  0.60 hrs

09/12/19  JLK  Review county submittal requirement status and confer with staff on same.  0.40 hrs

09/12/19  LMG  Follow-up with county regarding status of boundary amendment petition.  0.30 hrs

09/13/19  JLK  Review county submittal process and timing for same.  0.40 hrs

09/20/19  JLK  Send summary of status of boundary amendment and county feedback; review
updated notices and confer with Gentry on same.  0.50 hrs

09/24/19  JLK  Call with Gentry and County and provide updates related to same.  0.40 hrs

09/24/19  LMG  Confer with county attorney regarding boundary amendment hearing; calendar
same; revise hearing notice regarding hearing details.  0.60 hrs

09/27/19  JLK  Confer with DM and Gentry regarding noticing requirements and review draft
transmission with notice and directions for same.  0.30 hrs

09/27/19  LMG  Analyze boundary amendment publication requirements.  0.80 hrs

Total fees for this matter  $1,131.50

MATTER SUMMARY

<table>
<thead>
<tr>
<th>Kilinski, Jennifer L.</th>
<th>2.60 hrs</th>
<th>275 /hr</th>
<th>$715.00</th>
</tr>
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<tbody>
<tr>
<td>Gentry, Lauren M.</td>
<td>1.70 hrs</td>
<td>245 /hr</td>
<td>$416.50</td>
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</tbody>
</table>

TOTAL FEES  $1,131.50

TOTAL CHARGES FOR THIS MATTER  $1,131.50

BILLING SUMMARY
### October 14, 2019

**FOR PROFESSIONAL SERVICES RENDERED**

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Description</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>09/05/19</td>
<td>0.60</td>
<td>Confer with staff regarding meeting schedule; confer regarding TEA and update same; review affidavits of mailing.</td>
<td></td>
</tr>
<tr>
<td>09/06/19</td>
<td>1.20</td>
<td>Review bond resolution and affidavits of publication; confer with Gentry regarding transcript and update/transmit hearing requirements for same; confer with Sessions regarding meeting timeline and validation timetables; conference call with Perry.</td>
<td></td>
</tr>
<tr>
<td>09/10/19</td>
<td>0.50</td>
<td>Review resolution for 170.08 assessments and transmit same.</td>
<td></td>
</tr>
<tr>
<td>09/12/19</td>
<td>0.80</td>
<td>Review TEA request and provide feedback on same; draft TEA Amendment for District.</td>
<td></td>
</tr>
<tr>
<td>09/12/19</td>
<td>0.20</td>
<td>Confer with engineer regarding traffic enforcement agreement.</td>
<td></td>
</tr>
<tr>
<td>09/13/19</td>
<td>0.60</td>
<td>Attend meeting with Kilinski and Clavenna regarding open items; finalize budget funding agreement; transmit same.</td>
<td></td>
</tr>
<tr>
<td>09/17/19</td>
<td>0.80</td>
<td>Review updated interlocal and provide edits to same; conference call with team on same; update exhibits.</td>
<td></td>
</tr>
<tr>
<td>09/17/19</td>
<td>0.80</td>
<td>Review proposed exhibits to interlocal agreement; compile final agreement; revise interlocal agreement; review amended agenda; prepare for board meeting.</td>
<td></td>
</tr>
<tr>
<td>09/18/19</td>
<td>1.80</td>
<td>Conference call regarding interlocal and financials; confer with DM and DE regarding public improvement categories and costs, along with assessment methodology and costs; update same.</td>
<td></td>
</tr>
<tr>
<td>09/18/19</td>
<td>5.50</td>
<td>Travel to and attend board meeting; return travel.</td>
<td></td>
</tr>
<tr>
<td>09/18/19</td>
<td>0.90</td>
<td>Prepare notice of assessments for master lien.</td>
<td></td>
</tr>
<tr>
<td>09/19/19</td>
<td>1.40</td>
<td>Review interlocal and continue edits to same; review methodology; confer with engineer; substantial rewrites to document and confer on improvements and methodology; confer regarding future development.</td>
<td></td>
</tr>
<tr>
<td>09/19/19</td>
<td>0.40</td>
<td>Analyze interlocal cost breakdown; confer with Kilinski regarding same.</td>
<td></td>
</tr>
</tbody>
</table>
09/20/19  JLK  Conference call with staff on interlocal; update exhibits; confer regarding various processes and ownership structures and supporting methodology for same.  1.00 hrs
09/20/19  LMG  Confer with county regarding boundary amendment.  0.30 hrs
09/23/19  JLK  Review TEA and provide comments to same; provide draft resolution.  0.60 hrs
09/23/19  LMG  Revise traffic enforcement agreement; transmit same to staff.  0.30 hrs
09/23/19  LMG  Revise traffic enforcement agreement; transmit same to staff.  0.40 hrs
09/27/19  JLK  Review alcohol liability question and confer with amenity staff and DM on same.  0.30 hrs
09/30/19  JLK  Confer regarding resolution ratifying bonds and transmit information on same.  0.20 hrs

Total fees for this matter  $4,765.50

**DISBURSEMENTS**

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<th>Item</th>
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<tbody>
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<td>Document Reproduction</td>
<td>96.50</td>
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<tr>
<td>Travel</td>
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<tr>
<td>Conference Calls</td>
<td>8.84</td>
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</table>

Total disbursements for this matter  $107.91

**MATTER SUMMARY**

<table>
<thead>
<tr>
<th>Attorney</th>
<th>Hours</th>
<th>Rate</th>
<th>Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kilinski, Jennifer L.</td>
<td>9.20</td>
<td>275 /hr</td>
<td>$2,530.00</td>
</tr>
<tr>
<td>Clavenna, Lydia M. - Paralegal</td>
<td>0.90</td>
<td>170 /hr</td>
<td>$153.00</td>
</tr>
<tr>
<td>Gentry, Lauren M.</td>
<td>8.50</td>
<td>245 /hr</td>
<td>$2,082.50</td>
</tr>
</tbody>
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**BILLING SUMMARY**

<table>
<thead>
<tr>
<th>Attorney</th>
<th>Hours</th>
<th>Rate</th>
<th>Fees</th>
</tr>
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<tbody>
<tr>
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<td>9.20</td>
<td>275 /hr</td>
<td>$2,530.00</td>
</tr>
<tr>
<td>Clavenna, Lydia M. - Paralegal</td>
<td>0.90</td>
<td>170 /hr</td>
<td>$153.00</td>
</tr>
<tr>
<td>Gentry, Lauren M.</td>
<td>8.50</td>
<td>245 /hr</td>
<td>$2,082.50</td>
</tr>
</tbody>
</table>

Please include the bill number on your check.
Rivers Edge II CDD  
c/o Governmental Management Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

**Bond Validation**  
RE2CDD  00102  JLK

**FOR PROFESSIONAL SERVICES RENDERED**

<table>
<thead>
<tr>
<th>Date</th>
<th>Name</th>
<th>Description</th>
<th>Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>09/03/19</td>
<td>JLK</td>
<td>Confer with staff and judge regarding hearing date and notices and begin review of validation documentation required therefor.</td>
<td>1.40 hrs</td>
</tr>
<tr>
<td>09/03/19</td>
<td>LMC</td>
<td>Contact Assistant State Attorney regarding hearing; prepare and submit application for online court scheduling system; review policies of assigned judge.</td>
<td>1.40 hrs</td>
</tr>
<tr>
<td>09/05/19</td>
<td>LMC</td>
<td>Prepare notice of hearing, draft answer, acknowledgement of service, and notice and order to show cause for bond validation.</td>
<td>2.00 hrs</td>
</tr>
<tr>
<td>09/06/19</td>
<td>JLK</td>
<td>Finalize review of validation complaint and notice documents and authorize filing of same; confer with Gentry regarding contacts with JA and ASA related to same.</td>
<td>0.80 hrs</td>
</tr>
<tr>
<td>09/09/19</td>
<td>JLK</td>
<td>Review available validation dates and coordinate with court and staff related to same.</td>
<td>0.60 hrs</td>
</tr>
<tr>
<td>09/09/19</td>
<td>LMC</td>
<td>Contact Assistant State Attorney's office to confirm availability; revise bond validation documents.</td>
<td>2.00 hrs</td>
</tr>
<tr>
<td>09/10/19</td>
<td>JLK</td>
<td>Confer regarding validation dates with ASA and JA; confer with bond counsel; confer with County regarding boundary amendment timeline to ensure completion for validation.</td>
<td>0.50 hrs</td>
</tr>
<tr>
<td>09/10/19</td>
<td>AHJ</td>
<td>Confer with Fiore regarding procedures of scheduling of hearing dates.</td>
<td>0.40 hrs</td>
</tr>
<tr>
<td>09/10/19</td>
<td>LMC</td>
<td>Coordinate hearing date with Assistant State Attorney; coordinate same with Judge Smith's office; schedule hearing; revise documents with scheduled date.</td>
<td>1.10 hrs</td>
</tr>
<tr>
<td>09/11/19</td>
<td>AHJ</td>
<td>Review authorization of agent and notice and order to show cause; confer with Fiore regarding same.</td>
<td>0.60 hrs</td>
</tr>
<tr>
<td>09/11/19</td>
<td>LMC</td>
<td>Serve Complaint to Assistant State Attorney; provide draft answer and notice and order to show cause to same; check available hearing dates on Benchmark calendar.</td>
<td>1.20 hrs</td>
</tr>
<tr>
<td>09/12/19</td>
<td>JLK</td>
<td>Confer regarding dates, order and notice to show cause and begin document preparations.</td>
<td>0.60 hrs</td>
</tr>
</tbody>
</table>
09/13/19  JLK  Review master assessment methodology; review master engineers report; review updated assessment schedule; confer with JA and ASA regarding hearing dates. 4.20 hrs

09/13/19  LMC  Follow up with Assistant State Attorney regarding notice and order to show cause; coordinate new hearing date with same; confirm length of hearing slot with judicial assistant. 0.50 hrs

09/14/19  JLK  Finalize review of master AM; review 170.08 resolution and edit same; prepare outline for presentation on same. 1.00 hrs

09/16/19  JLK  Review master ER and provide comments to same; review master AM and provide several comments to same; update 170.08 resolution and transmit same; confer with landowner counsel on document comments and sign off. 2.40 hrs

09/16/19  LMC  Revise notice and order to show cause and follow up with Assistant State Attorney regarding same. 0.50 hrs

09/17/19  JLK  Review qualified improvement questions and confer regarding same. 0.40 hrs

09/18/19  LMC  Follow up with Assistant State Attorney regarding notice and order to show cause. 0.50 hrs

09/19/19  LMC  Follow up with Assistant State Attorney regarding notice and order to show cause. 0.30 hrs

09/20/19  JLK  Send summary of status of validation hearing and notice requirements for same; confer with Gentry on supporting documents and validation proceedings. 0.50 hrs

09/20/19  LMC  Coordinate with Assistant State Attorney's Office to finalize hearing date; cancel previous hearing date. 0.80 hrs

09/24/19  LMC  Follow up with Assistant State Attorney's office regarding notice and order to show cause. 0.20 hrs

09/27/19  LMC  Call Assistant State Attorney's office to follow up regarding notice and order to show cause; prepare pre-hearing memorandum of law; prepare joint stipulation. 3.70 hrs

Total fees for this matter $5,994.00

DISBURSEMENTS
Filing Fee 414.00

Total disbursements for this matter $414.00

MATTER SUMMARY

<table>
<thead>
<tr>
<th>Name</th>
<th>Hours</th>
<th>Rate /hr</th>
<th>Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jaskolski, Amy H. - Paralegal</td>
<td>1.00</td>
<td>170</td>
<td>$170.00</td>
</tr>
<tr>
<td>Kilinski, Jennifer L.</td>
<td>12.40</td>
<td>275</td>
<td>$3,410.00</td>
</tr>
<tr>
<td>Clavenna, Lydia M. - Paralegal</td>
<td>14.20</td>
<td>170</td>
<td>$2,414.00</td>
</tr>
</tbody>
</table>

TOTAL FEES $5,994.00
TOTAL DISBURSEMENTS $414.00
INTEREST CHARGE ON PAST DUE BALANCE $13.46

TOTAL CHARGES FOR THIS MATTER $6,421.46

BILLING SUMMARY

<table>
<thead>
<tr>
<th>Name</th>
<th>Hours</th>
<th>Rate/hour</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jaskolski, Amy H. - Paralegal</td>
<td>1.00 hrs</td>
<td>170 /hr</td>
<td>$170.00</td>
</tr>
<tr>
<td>Kilinski, Jennifer L.</td>
<td>12.40 hrs</td>
<td>275 /hr</td>
<td>$3,410.00</td>
</tr>
<tr>
<td>Clavenna, Lydia M. - Paralegal</td>
<td>14.20 hrs</td>
<td>170 /hr</td>
<td>$2,414.00</td>
</tr>
</tbody>
</table>

TOTAL FEES $5,994.00
TOTAL DISBURSEMENTS $414.00
INTEREST CHARGE ON PAST DUE BALANCE $13.46

TOTAL CHARGES FOR THIS BILL $6,421.46

Please include the bill number on your check.
**Invoice**

**BILL TO**
Rivers Edge CDD II  
160 Riverglade Run  
St Johns, FL 32259

**SHIP TO**
Rivers Edge CDD II  
160 Riverglade Run  
St Johns, FL 32259

<table>
<thead>
<tr>
<th>INVOICE #</th>
<th>DATE</th>
<th>TOTAL DUE</th>
<th>TERMS</th>
<th>ENCLOSED</th>
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<tbody>
<tr>
<td>80305</td>
<td>11/12/2019</td>
<td>$5,140.00</td>
<td>Due on receipt</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>QTY</th>
<th>ACTIVITY</th>
<th>DESCRIPTION</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Services</td>
<td>River Club</td>
<td></td>
</tr>
</tbody>
</table>
|     |            | ENTRANCE AND CENTER ISLAND (5) Lit 36 inch wreaths on columns on both sides @ 125.00 = 625.00
|     |            | (270ft) Warm white C-7 in bedline at front of building = 1080.00            |          |
|     |            | BUILDING (360ft) Warm white C-7 led on rooftopline @ 6.00 = 2160.00        |          |
|     |            | (3) 48 inch wreaths on dormers @ 225.00 = 675.00                           |          |
|     |            | (2) Sylvester palms @ 300.00 = 600.00                                      |          |

**BALANCE DUE**

$5,140.00

**PAST DUE ACCOUNTS ARE SUBJECT TO A SERVICE CHARGE OF $20.00 PER MONTH**

****PAYMENT DUE ON RECEIPT****

If you wish to pay by credit card, please call our office at 285-8505. We accept MasterCard, Visa and Discover.

Thank you for your business!
KAD ELECTRIC COMPANY  
P.O. BOX 8567  
FLEMING ISLAND FL 32006-0014  

Invoices  

<table>
<thead>
<tr>
<th>BILL TO</th>
</tr>
</thead>
</table>
| Rivers Edge CDD  
| 475 W. Town Place  
| St. Augustine FL 32092 |

<table>
<thead>
<tr>
<th>ITEM</th>
<th>QUANTITY</th>
<th>DESCRIPTION</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elec. Labor</td>
<td>1</td>
<td>and material. Added outlets to the River Club hood system.</td>
<td>9,780.00</td>
<td>9,780.00</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>TERMS</th>
<th>JOB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Due on receipt</td>
<td>19-475</td>
</tr>
</tbody>
</table>

Total: $9,780.00

<table>
<thead>
<tr>
<th>Phone #</th>
<th>Fax #</th>
<th>E-mail</th>
</tr>
</thead>
<tbody>
<tr>
<td>904-541-1000</td>
<td>904-215-3475</td>
<td><a href="mailto:LDEASE@AOL.COM">LDEASE@AOL.COM</a></td>
</tr>
</tbody>
</table>

Valid through: OCT 23 2019

Approved RECDD II  
Cafe Equipment Update  
Jason Davidson  
Jason Davidson

Payments/Credits: $0.00
Balance Due: $9,780.00
INVOICE

11925 Alden Trace Blvd N
Jacksonville FL 32246

Attention: Rivers Edge CDD
Address: 140 Landing Street, St. Johns FL 32259

Event Date: 10/27/19
Invoice Number: 822

<table>
<thead>
<tr>
<th>Description</th>
<th>Length</th>
<th>Time</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>DJ Ross Trivia</td>
<td>3 Hours</td>
<td>2pm to 5pm</td>
<td>$350.00</td>
</tr>
</tbody>
</table>

$350.00
Santa Claus
Patrick Mullen
47 Willow Winds Parkway
St. Johns, Florida 32259
904-907-6079

Today's Date: 10-11-19
Invoice #: ________________
Event Date: 12-7-19
Event Time: 5-8:30 p.m
Cost: $350

Please make checks payable to Patrick Mullen.
Merry Christmas!
Mrs. Claus
Sharon Mullen
47 Willow Winds Parkway
St. Johns, Florida 32259
904-907-6079

Today’s Date: 10-14-19
Invoice #: _________________________________
Event Date: 12-7-19
Event Time: 8:00 - 8:30
Cost: $150

Please make checks payable to Sharon Mullen.
Merry Christmas!
**Invoice**

**Date**: 11/1/2019  
**Invoice #:** 131295589358

<table>
<thead>
<tr>
<th>Terms</th>
<th>Net 20</th>
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<tbody>
<tr>
<td>Due Date</td>
<td>11/21/2019</td>
</tr>
<tr>
<td>PO #</td>
<td></td>
</tr>
<tr>
<td>Customer #</td>
<td>13RIV030</td>
</tr>
</tbody>
</table>

**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

<table>
<thead>
<tr>
<th>Item ID</th>
<th>Description</th>
<th>Qty</th>
<th>Units</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>WM-CHEM-BASE</td>
<td>Water Management Seasonal Billing Rate</td>
<td>1</td>
<td>ea</td>
<td>675.00</td>
</tr>
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</table>

**Total Amount Due**: $675.00

**Remittance Slip**

Customer  
13RIV030  
Invoice #: 131295589358

**Amount Due**: $675.00  
**Amount Paid**: _______  
**Make Checks Payable To**:  
Poolsure  
PO Box 55372  
Houston, TX 77255-5372
Rivers Edge COD

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 September 1, 2019 to September 30, 2019

Expense Billing

Reimbursable Expenses

<table>
<thead>
<tr>
<th>Expense</th>
<th>Hours</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mileage-DOT Allowable (.445)</td>
<td>9.00</td>
<td>185.00</td>
<td>1,665.00</td>
</tr>
<tr>
<td>Mileage-Additional (.135/mile)</td>
<td>2.00</td>
<td>150.00</td>
<td>300.00</td>
</tr>
<tr>
<td>Blueprints/Reproduction</td>
<td>23.50</td>
<td>130.00</td>
<td>3,055.00</td>
</tr>
<tr>
<td><strong>Total Reimbursables</strong></td>
<td></td>
<td></td>
<td>5,020.00</td>
</tr>
</tbody>
</table>

1.15 times 113.11  130.08

Total this Task $130.08

Task 1: O & M

For services including coordination work with staff on Master Improvement Plan revisions, interlocal agreement, landscape maintenance maps, Traffic Enforcement Agreement and travel and attend September CDD meeting.

Professional Personnel

<table>
<thead>
<tr>
<th>Role</th>
<th>Hours</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal</td>
<td>9.00</td>
<td>185.00</td>
<td>1,665.00</td>
</tr>
<tr>
<td>Sr. Planner/ Sr L.A./Sr. Graphic Arts</td>
<td>2.00</td>
<td>150.00</td>
<td>300.00</td>
</tr>
<tr>
<td>Planner/Project Researcher</td>
<td>23.50</td>
<td>130.00</td>
<td>3,055.00</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>34.50</td>
<td></td>
<td>5,020.00</td>
</tr>
</tbody>
</table>

Total Labor $5,020.00

Total this Task $5,020.00

Total this Invoice $5,150.08

Outstanding Invoices

<table>
<thead>
<tr>
<th>Number</th>
<th>Date</th>
<th>Balance</th>
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<tbody>
<tr>
<td>41950</td>
<td>6/17/2019</td>
<td>7.25</td>
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<tr>
<td>42427</td>
<td>8/14/2019</td>
<td>4,378.69</td>
</tr>
<tr>
<td>42609</td>
<td>9/16/2019</td>
<td>7,098.93</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>11,484.87</strong></td>
</tr>
</tbody>
</table>

13901 Sutton Park Drive South, Suite 200 | Jacksonville, FL 32224-0229 | 904.739.3655 | www.prosserinc.com
To: Mattamy Homes  
D. J. Smith  
7800 Belfort Parkway  
Jacksonville, FL 32256  
904-463-1352 (Contact)  

From: TECH X/Jenkins Food Service Equipment  
Ted Jenkins  
525 Stevens St.  
Jacksonville, FL 32254  
(904)356-9333  
(904)356-9333 0000 (Contact)  

Job Reference Number: 1132  

<table>
<thead>
<tr>
<th>Item</th>
<th>Qty</th>
<th>Description</th>
<th>Sell</th>
<th>Sell Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1 ea</td>
<td>CUSTOM FAB</td>
<td>$575.00</td>
<td>$575.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tech X</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Price to fabricate and weld custom cricket and add longer flange to curb for exhaust and supply fans. This is required and requested by roofer.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ITEM TOTAL: $575.00  

2  
TAX FORMS ON FILE.  

Total $575.00  

Acceptance: Jason Davidson Date: 6-19-19  
Printed Name: Jason D. Davidson  
Project Grand Total: $575.00
<table>
<thead>
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<th>P.O. Number</th>
<th>Terms</th>
<th>Rep</th>
<th>Ship</th>
<th>Via</th>
<th>F.O.B.</th>
<th>Project</th>
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<tbody>
<tr>
<td></td>
<td>Due on receipt</td>
<td>1/1/2019</td>
<td>UPS</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

<table>
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<tr>
<th>Quantity</th>
<th>Item Code</th>
<th>Description</th>
<th>Price Each</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Landscape Mainten...</td>
<td>36,173.65</td>
<td>36,173.65</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Landscape Maintenance Agreement - January 2019</td>
<td>36,173.65</td>
<td>36,173.65</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Sales Tax - Flagler County</td>
<td>7.00%</td>
<td>0.00</td>
</tr>
</tbody>
</table>

**Total This Invoice** $36,173.65

**Payments/Credits** $0.00

**Balance Due** $36,173.65
### Invoice

**VerdeGo, LLC**  
PO BOX 789  
BUNNELL, FL 32110

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

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

<table>
<thead>
<tr>
<th>P.O. Number</th>
<th>Terms</th>
<th>Rep</th>
<th>Ship</th>
<th>Via</th>
<th>F.O.B.</th>
<th>Project</th>
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<tbody>
<tr>
<td></td>
<td>Net 30 days</td>
<td></td>
<td>2/1/2019</td>
<td>UPS</td>
<td></td>
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<table>
<thead>
<tr>
<th>Quantity</th>
<th>Item Code</th>
<th>Description</th>
<th>Price Each</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>L937</td>
<td>Landscape Maintenance Agreement - February 2019</td>
<td>36,173.65</td>
<td>36,173.65</td>
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<tr>
<td></td>
<td>L914</td>
<td>Sales Tax - Flagler County</td>
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<td>0.00</td>
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</table>

**Total This Invoice** $36,173.65

**Payments/Credits** $0.00

**Balance Due** $36,173.65

---

Phone # | Fax # | Web Site
---|------|------
386-437-3192 | 386-437-6883 | [www.verdegocom](http://www.verdegocom)
# Invoice

**Date**: 3/1/2019  
**Invoice #**: 13985

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

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

<table>
<thead>
<tr>
<th>P.O. Number</th>
<th>Terms</th>
<th>Rep</th>
<th>Ship</th>
<th>Via</th>
<th>F.O.B.</th>
<th>Project</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Net 30 days</td>
<td>3/1/2019</td>
<td>UPS</td>
<td></td>
<td></td>
<td></td>
</tr>
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</table>

## Quantity
<table>
<thead>
<tr>
<th>Item Code</th>
<th>Description</th>
<th>Price Each</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>LMS-03</td>
<td>Monthly Landscape Maintenance-March 2019</td>
<td>36,173.65</td>
<td>36,173.65</td>
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<tr>
<td>LMS-04</td>
<td>Sales Tax - Flagler County</td>
<td>7.00%</td>
<td>0.00</td>
</tr>
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</table>

**Total This Invoice**: $36,173.65  
**Balance Due**: $36,173.65

<table>
<thead>
<tr>
<th>Phone #</th>
<th>Fax #</th>
<th>Web Site</th>
</tr>
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<tbody>
<tr>
<td>386-437-3122</td>
<td>386-437-6883</td>
<td><a href="http://www.verdego.com">www.verdego.com</a></td>
</tr>
</tbody>
</table>
**Invoice**

 Invoice #: 291-A  
 Date: 04/01/19  
 Customer PO: DUE DATE: 05/01/2019

**BILL TO**  
RiverTown  
GMS  
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

**DESCRIPTION**  
#57 - Standard Maintenance Contract April 2019

**Invoice Notes:**  
Thank you for your business!

<table>
<thead>
<tr>
<th>AMOUNT DUE THIS INVOICE</th>
<th>$36,173.65</th>
</tr>
</thead>
<tbody>
<tr>
<td>BALANCE DUE</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current</th>
<th>1-30 Days Past Due</th>
<th>31-60 Days Past Due</th>
<th>61-90 Days Past Due</th>
<th>90+ Days Past Due</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
BILL TO

River Town
Rivers Edge Shared CDD
475 West Town Place, Suite 114
Saint Augustine, FL 32092

DESCRIPTION

#57 - Standard Maintenance Contract May 2019

FROM

VerdeGo
PO Box 789
3335 North State Street
Bunnell, FL 32110
Phone: 386-437-3122

AMOUNT

$36,173.65

DUE DATE: 06/01/2019

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

$36,173.65

BALANCE DUE

$36,173.65

<table>
<thead>
<tr>
<th>Current</th>
<th>1-30 Days Past Due</th>
<th>31-60 Days Past Due</th>
<th>61-90 Days Past Due</th>
<th>90+ Days Past Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
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</tr>
</tbody>
</table>

1-320-572-461

V-287
**INVOICE AND STATEMENT OF ACCOUNT**

**AGING OF PAST DUE ACCOUNTS**

<table>
<thead>
<tr>
<th>CURRENT NET AMOUNT</th>
<th>30 DAYS</th>
<th>60 DAYS</th>
<th>OVER 90 DAYS</th>
<th>* UNAPPLIED AMOUNT</th>
<th>TOTAL AMOUNT DUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>$4,348.39</td>
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<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$4,348.39</td>
</tr>
</tbody>
</table>

**SALES REP/PHONE #**

Melissa Rhinehart  
904-819-3423

**BILLING PERIOD**

09/30/2019 - 11/03/2019

**BILLING ACCOUNT NUMBER**

34435

**ADVERTISER/CLIENT NUMBER**

34435

**ADVERTISER/CLIENT NAME**

RIVERS EDGE II CDD

**MAKE CHECKS PAYABLE TO**

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

**PAYMENT**

Payment is due upon receipt.

**PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE**

**REMITTANCE ADDRESS**

The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261
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 Wednesday, October 16, 2019 at 10:00 a.m. at the RiverTown Assembly Center, 154 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 Frye
District Manager
0003222232 October 9, 2019
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 MEETING in the matter of BOS REG MTG 10/16/19 was published in said newspaper on 10/09/2019.

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 ______ day of __________, 2019, by __________________________ who is personally known to me or who has produced as identification

______________________________
(Signature of Notary Public)
Legal Ad Invoice

The St. Augustine Record

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

Name: RIVERS EDGE II CDD
Address: 475 WEST TOWN PLACE SUITE 114
City: SAINT AUGUSTINE
State: FL
Zip: 32092

Acct: 34435
Phone: 8652382622
E-Mail: RIVERS EDGE II CDD
Client: RIVERS EDGE II CDD

Ad Number: 0003228567-01
Start: 10/23/2019
Issues: 2
Placement: SA Legals
Copy Line: NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 171

Caller: Courtney Hogge
Paytype: BILL
Stop: 10/30/2019
Rep: Melissa Rhinehart
**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 172.46, FLORIDA STATUTES**

**NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 172.46, FLORIDA STATUTES**

The St. Augustine Record

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

NOTICE OF REGULAR MEETING

The Rivers Edge II Community Development District ("District") Board of Supervisors ("Board") will hold public hearings on We the Rivers Edge II Community Development District, 135 Landing Street, St. Johns Florida 32259 to consider the adoption of an assessment roll, and special assessments to secure proposed bonds on benefited lands within the District, a geographic depiction of which is filed for the levy, collection and enforcement of the special assessments. The District has previously, after a hearing conducted in Florida Statutes, adopted Resolution 2019-15, which, among other things, equalized and levied assessments against the lands 2020-03, the District Board of Supervisors finds it is in the District's best interests to declare special assessments, receive the necessary new owner assessment and due to changes in the development plan resulting in a higher maximum assessment for most of the District's boundaries to include additional developable and assessable property. The streets and roads to be improved forth in the District's Master Improvement Plan Report dated October 9, 2019 (the "Improvement Plan"). The public hearing and 305, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of

<table>
<thead>
<tr>
<th>Product Type</th>
<th>Number of Units</th>
<th>Net Annual Debt Service Assessment Per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhomes</td>
<td>664</td>
<td>$1,359</td>
</tr>
<tr>
<td>30'-39' Single Family</td>
<td>172</td>
<td>$1,271</td>
</tr>
<tr>
<td>40'-49' Single Family</td>
<td>407</td>
<td>$1,644</td>
</tr>
<tr>
<td>50'-59' Single Family</td>
<td>359</td>
<td>$2,016</td>
</tr>
<tr>
<td>60'-69' Single Family</td>
<td>0</td>
<td>$2,192</td>
</tr>
<tr>
<td>70'-79' Single Family</td>
<td>75</td>
<td>$2,740</td>
</tr>
<tr>
<td>80'+ Single Family</td>
<td>41</td>
<td>$3,112</td>
</tr>
</tbody>
</table>

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

The amounts may be prepaid in whole or in part, at any time, or in some instances in part, or may be paid in not more than thirty (30) payments to finance the Improvements. These annual assessments are anticipated to be collected on the St. Johns County tax roll by choices to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearing within twenty (20) days of the publication of this notice. Notwithstanding the description of the Maximum Assure obligation until the issuance of bonds, at which time the final assessment amounts securing those bonds, as well as a collection amount calculated to be paid in full and in accordance therewith by the District's Board meeting and/or the public hearings shall be announced at the meeting and/or hearings.

Any person desiring special accommodations at the meeting or hearing because of a disability or physical impediment should give thirty (30) days notice of the same to the District. Any person requiring special accommodations at the meeting or hearing because of a disability or physical impediment should give thirty (30) days notice of the same to the District.

If any person desires an interpreter of any language, another language or sign language, please contact the District office by calling 911. No add is required to the District office.
dike, November 20, 2018, at 10:30 a.m., at
all, the imposition of a master special assessment
and to be acceded in the District, pursuant to
Section 170.08, shall within the District. Pursuant to Resolution
floral master assessment, and contemporary
for certain product types and due to an amend
of the public hearings, the Board will, by resolu
tions within the District. The infrastructure impov
management, water transportation, water etc.,
file and available during normal business
Master Special Assessment Methodology Report,
Records Office at the address provided above. The
and plotted unit for each land use category that is
initially be determined on an equal assessment per
assessment Report, the District's assessments will be

of above. Specific maximum amounts expected

annual installments subsequent to the issuance of
the Tax Collector. Alternatively, the District may
be borne, homeowners will not have a payment
be determined. The final assessment calculation
and in no event will exceed the maximum
of the ability of the District to levy assess-

Florida's 1225, the Board will hold a regular publi
five to the public and will be conducted in priva-
it be maintained in progress to a date and time rec-

will amend the resolution, and should
be held. Contact the District Office at 904-948-6720 or Leon;
1-800-355-8771 (TDD) / 1-800-955-8720 (Voice)
RESOLUTION 2020-01

RECALLING THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT ("District") was established by Ordinance 2014-26, as adopted and void of special assessment, governmental organized and existing under and pursuant to Chapter 198, Florida Statutes, as amended and supplemented by Ordinance 2014-26, and

WHEREAS, the District is authorized by Chapter 198, Florida Statutes, to borrow, fund, plan, establish, acquire, install, equip, construct, operate, and maintain the Project and to impose, levy, and collect the Assessments and

WHEREAS, the District has previously determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend infrastructure improvements described in the District’s Master Improvement Plan Report, dated October 8, 2019 ("Master Improvement Plan Report") and incorporated herein by reference and the improvements set forth therein, known as the “Project” and

WHEREAS, it is in the best interests of the Project to pay all or a portion of the cost of the Project by special assessments pursuant to the “Assessments” set forth herein;

WHEREAS, the District is empowered by Chapter 198, Florida Statutes, to borrow, fund, plan, and extend, equip, operate, and maintain the Project and to impose, levy and collect the Assessments and

WHEREAS, the Project has been defined in accordance with the provisions of Section 191.08, Florida Statutes, which, among other things, equalized and levied assessments against the lands therein within the District; and

WHEREAS, due to changes in the development plans and due to the amendment of the District boundaries to include additional parcels of land, the District’s Board of Supervisors, by resolution, finds it in the best interests to extend the special assessments and replace the master plan of the District by Section 150.06 is adopted;

WHEREAS, certain Master Improvement Plan Report attached hereto as Exhibit A, and certain Master Special Assessments ("Assessment Plan") and attached hereto as Exhibit B, are hereby adopted by the Board of Supervisors and

WHEREAS, the District desires to commence the process of levying a special assessment to the property owners described in Exhibit C and

WHEREAS, as set forth in the Assessment Report attached hereto as Exhibit B and incorporated hereto by reference and on file in the Town Hall, Suite 104, St. Augustine, Florida 32084 ("District Records Office"), the District hereby finds and determines that:

(1) benefits from the Project will accrue to the property improved;

(2) the amount of those benefits will exceed the amount of the Assessments;

and

(3) the Assessments are fairly and reasonably apportioned.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Rivers Edge II Community Development District, acting in its capacity as the authorizing body of the District, that the District hereby adopts the Resolution as follows:

1. DECLARATION OF AUTHORITY FOR THE RESOLUTION. INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the terms of Sections 190.12, 190.13, and 198.02, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board.

2. DECLARATION OF ASSESSMENTS. The Board of Supervisors ("Board") hereby declares that it has determined to extend as a portion of the cost of the Project the Assessments set forth herein.

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

4. DECLARING THE TOTAL ESTIMATED COST OF THE PROJECT, THE PORTION TO BE PAID BY ASSESSMENTS. WHICH ASSESSMENTS ARE TO BE PAID. A. The total estimated construction cost of the Project is $11,425,627.21 ("Estimated Cost").

B. The Assessments will be levied approximately $11,425,627.00, which is the estimated maximum dollar value of any lands and which will, as other financing-related costs, be paid 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 subsequent annual assessment resolutions. The Assessments shall not be assessed in more than twenty (20) annual assessment resolutions.

5. DISBURSEMENT OF THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The Assessments shall be levied upon the following lands upjon which the Assessments are to be levied:

A. The lands adjacent to the Project area, as established by the boundaries of the Project area.

6. ABANDONMENT AUCTION SALES. The Board hereby authorizes the District to conduct an auction sale or other disposition of any lands upon which any Assessments shall be levied, including but not limited to any lands upon which any Assessments may be levied if not otherwise permitted by law, including, but not limited to, direct sale. The decision to conduct an auction sale or other disposition shall be made by the Board or other person or persons authorized by the Board to make such decision.

7. NOTICE TO OWNERS. The District shall give notice to all owners of property subject to the Assessments, as required by law, at least thirty (30) days prior to the date of any auction sale or other disposition.

8. ENFORCEMENT OF ASSESSMENTS. The District may take all actions necessary to collect the Assessments, including but not limited to, legal action, to enforce the payment of the Assessments.

9. AUTHORITY FOR THE RESOLUTION. INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the terms of Sections 190.12, 190.13, and 198.02, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board.

10. DECLARATION OF ASSESSMENTS. The Board of Supervisors ("Board") hereby declares that it has determined to extend as a portion of the cost of the Project the Assessments set forth herein.

11. DESIGNATING THE NATURE AND LOCATION OF PROJECT IMPROVEMENTS. The nature and general location are described in Exhibit A, which is on file at the District Records Office. Exhibit B and Exhibit C are on file and are available for public inspection.

12. DECLARING THE TOTAL ESTIMATED COST OF THE PROJECT, THE PORTION TO BE PAID BY ASSESSMENTS. WHICH ASSESSMENTS ARE TO BE PAID. A. The total estimated construction cost of the Project is $11,425,627.21 ("Estimated Cost").

B. The Assessments will be levied approximately $11,425,627.00, which is the estimated maximum dollar value of any lands and which will, as other financing-related costs, be paid 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 subsequent annual assessment resolutions. The Assessments shall not be assessed in more than twenty (20) annual assessment resolutions.

13. DISBURSEMENT OF THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The Assessments shall be levied upon the following lands upjon which the Assessments are to be levied:

A. The lands adjacent to the Project area, as established by the boundaries of the Project area.

14. ABANDONMENT AUCTION SALES. The Board hereby authorizes the District to conduct an auction sale or other disposition of any lands upon which any Assessments shall be levied, including but not limited to, direct sale. The decision to conduct an auction sale or other disposition shall be made by the Board or other person or persons authorized by the Board to make such decision.

15. NOTICE TO OWNERS. The District shall give notice to all owners of property subject to the Assessments, as required by law, at least thirty (30) days prior to the date of any auction sale or other disposition.

16. ENFORCEMENT OF ASSESSMENTS. The District may take all actions necessary to collect the Assessments, including but not limited to, legal action, to enforce the payment of the Assessments.

17. AUTHORITY FOR THE RESOLUTION. INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the terms of Sections 190.12, 190.13, and 198.02, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board.

18. DECLARATION OF ASSESSMENTS. The Board of Supervisors ("Board") hereby declares that it has determined to extend as a portion of the cost of the Project the Assessments set forth herein.

19. DESIGNATING THE NATURE AND LOCATION OF PROJECT IMPROVEMENTS. The nature and general location are described in Exhibit A, which is on file at the District Records Office. Exhibit B and Exhibit C are on file and are available for public inspection.

20. DECLARING THE TOTAL ESTIMATED COST OF THE PROJECT, THE PORTION TO BE PAID BY ASSESSMENTS. WHICH ASSESSMENTS ARE TO BE PAID. A. The total estimated construction cost of the Project is $11,425,627.21 ("Estimated Cost").

B. The Assessments will be levied approximately $11,425,627.00, which is the estimated maximum dollar value of any lands and which will, as other financing-related costs, be paid 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 subsequent annual assessment resolutions. The Assessments shall not be assessed in more than twenty (20) annual assessment resolutions.

21. DISBURSEMENT OF THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The Assessments shall be levied upon the following lands upjon which the Assessments are to be levied:

A. The lands adjacent to the Project area, as established by the boundaries of the Project area.

22. ABANDONMENT AUCTION SALES. The Board hereby authorizes the District to conduct an auction sale or other disposition of any lands upon which any Assessments shall be levied, including but not limited to, direct sale. The decision to conduct an auction sale or other disposition shall be made by the Board or other person or persons authorized by the Board to make such decision.

23. NOTICE TO OWNERS. The District shall give notice to all owners of property subject to the Assessments, as required by law, at least thirty (30) days prior to the date of any auction sale or other disposition.

24. ENFORCEMENT OF ASSESSMENTS. The District may take all actions necessary to collect the Assessments, including but not limited to, legal action, to enforce the payment of the Assessments.
DISTRICT DECLARING SPECIAL ASSESSMENTS TO BE PAID
THE TOTAL ESTIMATED COST OF THE
PAYMENT PLAN AND A PRELIMINARY
RESOLUTION, AND AMENDING

By the St. Johns County Commission, and 

located entirely within St. Johns County, Florida
private, public, or other improvements, 

section, subsection, or part, or a portion thereof 

and, to acquire, erect, equip, maintain, and 
to the proximate Plan Report attached hereto as Ex- 

and buildings, real property, or 

Statutes, and Resolution 2018-15, 

and presentable property, the Dis- 

such time as the Resolution com- 

The "Methodology Report, dated October 4, 2019 

City of Jacksonville, for the assessment shown levied 
at Governmental Management Services, West

BY DEVELOPMENT DISTRICT:

provisions of Florida law, including without 

thus or a portion of the Project and to define all 

d, and plans and specifications for the Project are 

AND THE MANNER AND TIMING IN

includes all or a portion of the Estimated Cost, as 

mental assessment resolutions. Comprising with 

ments may be pre- 

provided, however, that in the event the uni- 

the District to be in its best interest, the Assess- 

method - e.g., on the tax 

the right in its sole discretion to select collection 

d within the District, on all lots and lands adjac- 

assessment plan hereinafter provided for 

and plot showing the area to be assessed, with co-
Legal Ad Invoice

The St. Augustine Record

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

June plans and specifications describing the Project and the estimated cost of the Project, all of which are open to inspection by the
7. PRELIMINARY ASSESSMENT BILL. Pursuant to section 170.02, Florida Statutes, the District Manager has caused to be
with the method of assessment described in Exhibit B hereof, which shows the lots and lands assessed, the amount of benefit
paved of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby
by assessment roll.
8. PUBLIC HEARINGS DECLARED. DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 17
other provisions of Florida law, there are hereby declared two (2) public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS
DATE: November 26, 2019
TIME: 10:00 a.m.
LOCATION: RiverTown Amenity Center
150 Landing Street
St. Johns, Florida 32259

The purpose of the public hearings is to hear comments and objections to the proposed special assessment program for District
ment roll, a copy of which is on file at the District Records Office. Interested parties may appear at the hearing or submit the
District Records Office.
Notice of said hearings shall be advertised in accordance with Chapters 170, 196, and 199, Florida Statutes, and the District Manager
notice is a newspaper of general circulation within St. Johns County (by two (2) publications once (1) each month with the first of
of the hearing established hereof). The District Manager shall file a publisher's affidavit with the District Secretary verifying
further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to the owner
notice the amount of the assessment for each such property owner, a description of the area to be improved and notice that said
rolled at the District Records Office. The District Manager shall file the proof of such mailing with the District Secretary.
9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.02, Florida Statutes, the District Manager is hereby directed to
a resolution for two (2) weeks) in a newspaper of general circulation within St. Johns County and to provide such notice as may
of the District.
10. CONFLICTS. All resolutions or parts thereof not in conflict with any and the extent of such conflict, superseded and repealed
the effectiveness of Resolution 2018-15.
11. SEVERABILITY. If any part(s) of a section of this Resolution is declared invalid or unconstitutional, the validity, for
use of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a sec
paragraph upon the election or part of a section so held to be invalid or unconstitutional.
12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 16th day of October, 2019.

ATTEST:

BUYER'S EDGE COMMUNITY DEVELOPMENT DISTRICT

/\
S/ Brenda Torres
Res. Sec.

Chairperson, Board of Supervisors

Exhibit A: Master Improvement Plan Report, dated October 9, 2019
Exhibit B: Master Special Assessment Methodology Report, dated October 9, 2019
Exhibit C: Non-Waivable Parcels
made a preliminary assessment roll, in accordance
and the maximum assessment against each lot as
adopted and approved as the District's prelimina-

1967 and 19738324(20), Florida Statutes, and sup

ments as identified in the preliminary assess-
ments in writing prior to the hearings of the

government shall be made and directed to those and
fifteen at least twenty (20) days prior to the date

the Resolution, the District Manager is

of all property to be assessed and include in such

the Resolution to be published twice (once

be required by law or deemed in the best interests

However, in no event shall this Resolution effec-

and effect of any other section or part of or sec-
tion of this Resolution is wholly or necessarily de-

0000224567 October 2010, 2010
THE ST. AUGUSTINE RECORD
Affidavit of Publication

RIVERS EDGE II CDD
475 WEST TOWN PLACE SUITE 114
SAINT AUGUSTINE, FL 32092

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS 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 SPEC ASSESSMENT FS 170.07 was published in said newspaper on 10/23/2019, 10/30/2019.

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 30 day of Oct.

by

JAMIE WILLIAMS who is personally known to me or who has produced as identification

(Signature of Notary Public)

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENT
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL FOR RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

The Rivers Edge II Community Development District ("District") Board of Supervisors ("Board") the Rivers Edge II Community Development District ("District") Board of Supervisors ("Board") have determined the need for a special assessment to finance a portion of the cost of the improvements to be undertaken for the benefit of the residents of the District. The District has adopted a resolution authorizing the assessment, which was made available to the public for review. The District has also determined that the proposed assessment will be consistent with the purposes of the District and is necessary for the improvement of the District. The proposed assessment is intended to provide for the construction of a community center, including a recreation facility, playground, and other improvements. The assessment will be levied against all real property located within the District. The proposed assessment will be paid in equal installments over a period of years.

The Board will hold a public hearing on Wednesday, November 20, 2019, at 10:00 a.m., at the Rivers Edge II Community Development District office, located at 475 West Town Place, Saint Augustine, Florida 32086.

All persons who may be subject to the assessment are invited to attend the hearing and make oral statements.

If you have any questions or concerns regarding this matter, please contact the District Office at (904) 797-4000.
**RECD #2**
RESOLUTION

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE DISTRICT

WHEREAS, the Rivers Edge Community Development District ("District") was established
cut with special-purpose government organized and existing under and pursuant to Chapter

WHEREAS, the District is authorized by Chapter 399, Florida Statutes, to borrow, bond, plus,
including but not limited for transportation facilities, utility facilities, recreational facilities, a

WHEREAS, the District has previously determined to undertake, plan, plan, establish, early
infrastructure improvements described in the District's Master Improvement Plan Report, a

due to changes in the development plans and, due to an amendment of the District's Board of Supervisors hereby finds it is in the best interest of the District to pay all or a portion of the cost of the

WHEREAS, the District is empowered by Chapter 399, Florida Statutes, and Chapter 297, Florida

WHEREAS, due to changes in the development plans and, due to an amendment of the District's Board of Supervisors hereby finds it is in the best interest of the District to pay all or a portion of the cost of the

WHEREAS, the District is empowered by Chapter 399, Florida Statutes, and Chapter 297, Florida

WHEREAS, the District desires to commence the process of levying a master assessment

WHEREAS, this Resolution shall serve as the resolution required in order to make the assessment

1. Benefits from the Project will accrue to the property improved,
2. The amount of those benefits will exceed the amount of the Assessments, and
3. The Assessments are fairly and reasonably adjusted.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF

AUTHORITY FOR THIS RESOLUTION, INCORPORATION OF RECITALS. This Res

DECLARATION OF ASSESSMENTS. The Board of Supervisors ("District") hereby

DESIGNATING THE NATURE AND LOCATION OF PROJECT IMPROVEMENTS,
described in Exhibit A, which is filed at the District Records Office, Exhibit B and Exhibit

DECLARING THE TOTAL ESTIMATED COST OF THE PROJECT, THE WORK,

ASSESSMENTS ARE TO BE PAID.

A. The total estimated construction cost of the Project is $321,572,582.31 ("Estimated Cost").

B. The Assessments will be made as follows:

C. The manner in which the Assessments shall be proportioned and paid is set forth in Exhibit

DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVY

ASSESSMENT PLAN. Pursuant to Section 397.64, Florida Statutes, there is on file, in the

PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 397.06, Florida Statutes, the

PUBLIC HEARINGS DECLARED. DIRECTION TO PROVIDE NOTICE OF THE

NOTICE OF PUBLIC HEARINGS

DATE: November 20, 2009
TIME: 10:00 a.m.
LOCATION: Rivertowne Area Office
150 Landings Street
St. Johns, Florida 32089

The purpose of the public hearing is to hear comments and objections to the proposed special

NOTICE OF SPECIAL MEETING

DATE: December 1, 2009
TIME: 10:00 a.m.
LOCATION: Rivertowne Area Office
150 Landings Street
St. Johns, Florida 32089

The purpose of the special meeting is to hear comments and objections to the proposed special

PUBLIC HEARING DECLARED. DIRECTION TO PROVIDE NOTICE OF THE

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

SEVERABILITY. If any section or part of a section of this Resolution is declared invalid

This Resolution shall not hereby be construed or understood as to clearly indicate that
1020-04
COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL
IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE
SAME AND TAXING IN WHICH THE ASSESSMENTS ARE TO BE PAID;
IN PROVIDING FOR AN ASSESSMENT PLAN AND A PRELIMINARY
DIAGRAM FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSES
AN EFFECTIVE DATE.

By Ordinance 2018-39, as amended by the St. Johns County Commission, and is a Le
180, Florida Statutes, as amended, located entirely within St. Johns County, Florida,
shall establish, acquire, install, equip, construct, extend, or reconstruct, improve, exten
other information projects, and services associated with the development of, and
street or reconstruct, change or extend, equip, acquire, operate, and/or abandon the
and October 3, 2020 ("Master Improvement Plan Report") attached herein as Exhibit
"Project") and
a) Special assessment pursuant to Chapter 170, 190 and 192, Florida Statutes,
be extended, final, final, establish, acquire, construct or reconstruct, change, extend,
adequately and
intended to include additional developable and assessable property, the Measurem
and replace the master assessment lien at such time as the resolution con
dent Master Special Assessment Methodology Report, dated October 3, 2020;
and
ence described in Exhibit B attached herein, and
the amounts contemplated by Section 170.09, Florida Statutes, for the assessment lien levied
shall be by reference herein and on file at Government Services, 470 West
the nature and general location of, and plans and specifications for, the Project are
the same as for public inspection at the time herein.
any of any bonds and/or other security for the Project and to define all
planning of the estimated cost, as
be so modified by supplemental assessment resolutions. Conveying the Project to the
pursuant to Chapter 170, Florida Statutes; provided, however, that this amount the authori
to the District in any year, if determined by the District to be so in the best interest, the Assess
amount of bonds to and the respective assessment against each lot so
shall be by reference herein and on file at Government Services, 470 West
3. Assessment shall be levied within the District, on all lots and lands adjacent,
and District Manager, upon approval of the Board of Directors, and the amount of $300,000, the District Manager shall be
for the District improvements as identified in the preliminary assessment.
...
12. EFFECTIVE DATE: This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 15th day of October, 2016.

ATTACH

REDFIELD TAXPORT

Chair, Board of Supervisors

Exhibit A: Master Improvement Plan Report, dated October 3, 2016
Exhibit B: Master Capital Improvement Plan Report, dated October 3, 2016
Exhibit C: Administrative Notice
Service Slip/Invoice

INVOICE: 6143099
DATE: 10/9/2019
ORDER: 6143099

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

<table>
<thead>
<tr>
<th>Work Date</th>
<th>Time</th>
<th>Target Pest</th>
<th>Technician</th>
<th>Time In</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/9/2019</td>
<td>01:23 PM</td>
<td>ANTS, FIRE ANT, MICE,</td>
<td></td>
<td>01:23 PM</td>
</tr>
</tbody>
</table>

Purchase Order | Terms | Last Service | Map Code | Time Out |
--- | --- | --- | --- | --- |
| NET 30 | 10/9/2019 | | | 04:03 PM |

<table>
<thead>
<tr>
<th>Service</th>
<th>Description</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPCM</td>
<td>Commercial Pest Control - Monthly Service</td>
<td>95.00</td>
</tr>
</tbody>
</table>

SUBTOTAL | $95.00
TAX | $0.00
AMT. PAID | $0.00
TOTAL | $95.00

AMOUNT DUE | $95.00

Received: OCT 15 2019

Technician Signature

Customer Signature

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

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.
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 November 2019

Invoice Notes:

Thank you for your business!

AMOUNT
$42,058.93

AMOUNT DUE THIS INVOICE
$42,058.93

DUE DATE: 12/1/19
By Invoice
Invoice #: 1582
Date: 10/23/19
Customer PO:
DUE DATE: 11/22/2019

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

DESCRIPTION
#1369 - Tree Removal/Replacement
This is for the flush cut and removal of 1 dead sabal and the removal and replacement of 1 more.
Located at RiverClub Pool deck. There is very limited access all work will be performed by hand.
The replacement palm will be 15-18'.

DESCRIPTION
Landscape Enhancement

Invoice Notes:
Thank you for your business!

AMOUNT DUE THIS INVOICE
$1,900.00
Invoice

Invoice #: 1545
Date: 10/21/19
Customer PO:
DUE DATE: 11/20/2019

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

DESCRIPTION
#1378 - RiverClub Median Entrance
This is to remove dead viburnum and jasmine in the median located in front of RiverClub entrance.

Landscape Enhancement

Invoice Notes:
Thank you for your business!

AMOUNT

$1,920.00

AMOUNT DUE THIS INVOICE

$1,920.00
PROPOSAL

Mailing Address
RECCD 2
475 Westown Place Suite 114
St. Augustine, Fl 32092
Date: October 01, 2019
Opportunity #: 1378

Job Address
160 Riverglade Run St. Johns, Fl 32259
Phone: 1545

PROPOSAL

Job Summary:
This is to remove dead viburnum and jasmine in the median located in front of RiverClab entrance.

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Description</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Ext Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>24.00</td>
<td>Labor and Prep</td>
<td>Hr</td>
<td>$30.00</td>
<td>$720.00</td>
</tr>
<tr>
<td>0.00</td>
<td>Disposal Fee</td>
<td>En</td>
<td>$30.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>40.00</td>
<td>Sunshine Ligustrum</td>
<td>3g</td>
<td>$30.00</td>
<td>$1,200.00</td>
</tr>
</tbody>
</table>

Landscape Enhancement Total $1,920.00

Proposal Total: $1,920.00

Note: This proposal includes all labor and material necessary to complete the job.
Payment due 30 days after receipt of invoice.
All material is guaranteed for one year as long as proper maintenance and landscape practices are being performed. All work to be completed in a workman-like manner according to standard practices. Any changes or additional work from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimates. Any verbal authorizations given by the customer will be treated the same as a written order even if authorization is not written.
Verdeco employees are fully covered by workman's compensation insurance.

ACCEPTANCE OF PROPOSAL
I/We have reviewed your proposal and hereby indicate our acceptance of the same, as per the scope, specifications and amounts mentioned in the proposal form. I/We agree to the proposed terms of payment and will release the funds as per agreed herein.

By ____________________________________________________________________________________________
Robert Belushi
Date 10/1/2019

By ____________________________________________________________________________________________
Verdeco
Date RECCD 2

Verdeco • PO Box 789 3335 North State Street • Bunnell, Fl. 32110
phone: 386-437-3122 email: rbeludi@verdeco.com
www.verdeco.com

Completed 10-11-18
Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

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

Invoice

Invoice #  361989
Date  11/1/2019
Terms  Net 30
Due Date  12/1/2019
Memo  Rivers Edge CDDII

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Field Operations Manager</td>
<td>1</td>
<td></td>
<td>2,639.38</td>
</tr>
<tr>
<td>General &amp; Lifestyle Manager</td>
<td>1</td>
<td></td>
<td>5,428.96</td>
</tr>
<tr>
<td>Hospitality Services</td>
<td>1</td>
<td></td>
<td>9,366.67</td>
</tr>
<tr>
<td>Community Maintenance Staff</td>
<td>1</td>
<td></td>
<td>3,500.00</td>
</tr>
<tr>
<td>Pool Maintenance</td>
<td>1</td>
<td></td>
<td>1,518.75</td>
</tr>
<tr>
<td>Janitorial Maintenance</td>
<td>1</td>
<td></td>
<td>1,344.37</td>
</tr>
</tbody>
</table>

Thank you for your business.

Total  $23,798.13
Bill To
Rivers Edge C.D.D.
c/o GMS, LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

**Invoice**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Billable Expenses</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>M. Pollicino - Walmart; Cost towards gift card prizes for cornhole tournament</td>
<td>5E</td>
<td>1.32</td>
<td>6.60</td>
</tr>
<tr>
<td>Rest was paid in cash.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>M. Pollicino - Publix; Drinks for ladies lunch.</td>
<td>5E</td>
<td>7.24</td>
<td>36.20</td>
</tr>
<tr>
<td>M. Pollicino - Amazon; Cornhole bags for tournament.</td>
<td>6E</td>
<td>18.99</td>
<td>113.94</td>
</tr>
<tr>
<td>M. Pollicino - Amazon; Frames for licenses inside café.</td>
<td>RR</td>
<td>24.63</td>
<td>58.86</td>
</tr>
<tr>
<td>Z. Davidson - Ace; Material to remove tar stains off of pavers (REC002) RR</td>
<td></td>
<td>30.44</td>
<td>30.44</td>
</tr>
<tr>
<td>M. Pollicino - Constant Contact; Email newsletter. Split between RE CDD I &amp; II</td>
<td></td>
<td>35.00</td>
<td>35.00</td>
</tr>
<tr>
<td>M. Pollicino - Constant Contact; Email newsletter. Split between RE CDD I &amp; II</td>
<td></td>
<td>35.00</td>
<td>35.00</td>
</tr>
<tr>
<td>M. Pollicino - Amazon; Weights and Laynards for CDD I, Ping pong paddles for CDD II, CDD II=$24.90, CDD I=$68.57 (Receipt $93.47)</td>
<td></td>
<td>68.57</td>
<td>68.57</td>
</tr>
<tr>
<td>Total Billable Expenses</td>
<td></td>
<td></td>
<td>221.19</td>
</tr>
</tbody>
</table>

Total Amount: $221.19
Publix
John's Creek Center
2845 County Rd. 210 W
St Johns, Fl. 32259
Store Manager: Pete Muller
904-230-3939

<table>
<thead>
<tr>
<th>Item</th>
<th>Price</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>PUB DRINKING WATER</td>
<td>0.86</td>
<td>1</td>
</tr>
<tr>
<td>DELI TEA UNSWT CUP</td>
<td>2.99</td>
<td>1</td>
</tr>
<tr>
<td>DELI LEMONADE 1/2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16 2 FOR</td>
<td>3.00</td>
<td></td>
</tr>
<tr>
<td>You Saved</td>
<td>0.50</td>
<td></td>
</tr>
<tr>
<td>PBX DELI TEA SWT H</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16 2 FOR</td>
<td>3.00</td>
<td></td>
</tr>
<tr>
<td>You Saved</td>
<td>0.50</td>
<td></td>
</tr>
</tbody>
</table>

Order Total: 6.85
Sales Tax: 0.30
Grand Total: 7.24
Payment: 7.24
Change: 0.00

Savings Summary:
- Special Price Savings: 1.00

* * *
IN THE MARKET
* * *
FOR $1,000 IN GROCERIES?
* * *
* * *
* * *
* * *
* * *
* * *
* * *
For eligibility requirements, see store or www.PublixSurvey.com and you can enter into a monthly drawing to win $1000 in Publix gift cards.
Your opinion means a lot to us. Please let us know how we are doing at your neighborhood Publix.
No PURCHASE NECESSARY. You must be of legal age. Other restrictions apply.
* * *
* * *
* * *
* * *
* * *
* * *
* * *
* * *
* * *
Details for Order #111-0279542-8813869
Print this page for your records.

Order Placed: September 27, 2019
Amazon.com order number: 111-0279542-8813869
Order Total: $18.99

Not Yet Shipped

<table>
<thead>
<tr>
<th>Items Ordered</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 of: Play Platoon Weather Resistant Cornhole Bean Bags Set of 8 - Blue &amp; Gray</td>
<td>$18.99</td>
</tr>
<tr>
<td>Sold by: Ubiquity (seller profile)</td>
<td>Product question? Ask Seller</td>
</tr>
</tbody>
</table>

Condition: New

Shipping Address:
Marcy Pollicino
1749 Pennan Place
Saint Johns, FL 32259
United States

Shipping Speed:
One-Day Shipping

Payment Information

<table>
<thead>
<tr>
<th>Payment Method:</th>
<th>Item(s) Subtotal:</th>
<th>Shipping &amp; Handling:</th>
<th>Total before tax:</th>
<th>Estimated tax to be collected:</th>
<th>Grand Total:</th>
</tr>
</thead>
<tbody>
<tr>
<td>American Express</td>
<td>$18.99</td>
<td>$0.00</td>
<td>$18.99</td>
<td>$0.00</td>
<td>$18.99</td>
</tr>
</tbody>
</table>

To view the status of your order, return to Order Summary.

Conditions of Use | Privacy Notice © 1996-2019, Amazon.com, Inc. or its affiliates
Details for Order #111-0300506-1051440
Print this page for your records.

Order Placed: September 27, 2019
Amazon.com order number: 111-0300506-1051440
Order Total: $24.63

Not Yet Shipped

Items Ordered

<table>
<thead>
<tr>
<th>Item</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 of: RPJC 8x10 Picture Frames Made of Solid Wood High Definition Glass for Table Top Display and Wall Mounting Photo Frame Black</td>
<td>$12.69</td>
</tr>
<tr>
<td>Sold by: RPJC (seller profile)</td>
<td></td>
</tr>
<tr>
<td>Condition: New</td>
<td></td>
</tr>
<tr>
<td>1 of: Golden State Art, Wood Frame for 4x9 Business License Certificate with Real Glass &amp; Table-top Display, Black</td>
<td>$11.94</td>
</tr>
<tr>
<td>Sold by: Golden State Art (seller profile)</td>
<td></td>
</tr>
<tr>
<td>Condition: New</td>
<td></td>
</tr>
</tbody>
</table>

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: 2404

Billing Address:
Jason Davidson
245 Riverside Ave
Jacksonville, FL 32202
United States

Item(s) Subtotal: $24.63
Shipping & Handling: $0.00
Total before tax: $24.63
Estimated tax to be collected: $0.00
Grand Total: $24.63

To view the status of your order, return to Order Summary.

Conditions of Use | Privacy Notice © 1996-2019, Amazon.com, Inc. or its affiliates
T-SHIRT (UNISEX) Sizing At
TURNER ICE HAMMER
6755 STATE ROAD 68
58. MARINE FL 3474
(904) 917-652

PLEASE REM. PAYMENT 13164 ATLANTIC BLVD
JACKSONVILLE, FL 3225
09/26/19 0:15AM $2.1 SALE

149599
1 EA $9.59 EA
WIRE BRUSH 14"X18"X61 $4.35
1290640
1 EA 12.59 EA
GOOD OIF. REM. VAC 604 $23.26

SUB-TOTAL: 23.36 TAX: 1.36
TOTAL: 30.44
AMT: 30.44

BC CARG: XXXXXX00000175
MID:044044413865 TID:444014:
AUTH: 6-5-15 AMT: 6-5-15
Host reference #0048594

Authorizing Network: AEEX

Chip Read
CARD TYPE: AN EXPRESS
AID: XXXX13251031
TR: 300000000
ID: 064613304602
TSI: 0000
ARC: 09
MODE: Issuer
CMN: 
Name: American EXPRESS
AC: 001F
AC: 3374137626A16C
TransID/Value: 921387

Bank Card: J54 3-1

THANK YOU FOR YOUR PATRONAGE

Name: X
I agree to pay above total amount according to card issuer agreement
(merchant agreement II credit voucher)
Acct: 001F DETAIL 31

Customer Copy

Seasonal Items are non-refundable.
Special Orders are non-refundable.
Thank you for your recent payment. Your payment receipt is found below.

---

**Constant Contact**

**Payment Receipt**

for August 28, 2019

---

Vesta
Attn.: Marcy Pollicino
245 Riverside Ave
Suite 250
Jacksonville, FL 32202
US
9046795523

Today's Date: August 28, 2019
Payment Date: August 28, 2019
Payment Method: American Express
User Name: rivertown_community

Description: Payment - Credit Card
Amount Paid: $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

Please do not reply to this email, as the reply address does not go to a monitored mailbox. If you have additional questions, please visit our Help Center at [http://www.constantcontact.com/help](http://www.constantcontact.com/help).
Details for Order #111-6604041-6908248
Print this page for your records.

Order Placed: September 17, 2019
Amazon.com order number: 111-6604041-6908248
Order Total: $93.47

Not Yet Shipped

<table>
<thead>
<tr>
<th>Items Ordered</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 of: NIBIRU SPORT Ping Pong Paddle Set (4-Player Bundle), Pro Premium Rackets, 3 Star Balls, Portable Storage Case, Complete Table Tennis Set with Advanced Speed, Control and Spin, Indoor or Outdoor Play</td>
<td>$26.90</td>
</tr>
<tr>
<td>Sold by: NIBIRU4U LLC [seller profile]</td>
<td></td>
</tr>
<tr>
<td>Condition: New</td>
<td></td>
</tr>
<tr>
<td>1 of: 5 Pack Neck Safety Lanyards Detachable Buckle Enhanced Model Hook Breakaway Strap Quick Release Lanyard for ID Badge Holders, Key, Women Men Cell Phones USB Whistles Nylon Black, Blue, Yellow, Orange.</td>
<td>$9.99</td>
</tr>
<tr>
<td>Sold by: YOUOWO [seller profile]</td>
<td></td>
</tr>
<tr>
<td>Condition: New</td>
<td></td>
</tr>
<tr>
<td>2 of: AmazonBasics 3 Pound Neoprene Dumbbells Weights - Set of 2, Purple</td>
<td>$12.99</td>
</tr>
<tr>
<td>Sold by: Amazon.com Services, Inc</td>
<td></td>
</tr>
<tr>
<td>Condition: New</td>
<td></td>
</tr>
<tr>
<td>Sold by: Amazon.com Services, Inc</td>
<td></td>
</tr>
</tbody>
</table>

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: 2404

Billing address
Jason Davidson
245 Riverside Ave
Jacksonville, FL 32202
United States

Item(s) Subtotal: $92.84
Shipping & Handling: $0.00
Your Coupon Savings: -$3.00

Total before tax: $89.84
Estimated tax to be collected: $3.63

Grand Total: $93.47

To view the status of your order, return to Order Summary.
Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

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

Thank you for your business.

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Riverclub Cafe Reconciliation August-October</td>
<td>1</td>
<td>9,550.89</td>
<td>9,550.89</td>
</tr>
</tbody>
</table>

Total $9,550.89
<table>
<thead>
<tr>
<th>Gross Sales</th>
<th>Aug. 19</th>
<th>Sept. 19</th>
<th>Oct. 19</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>$14,137.13</td>
<td>$14,101.59</td>
<td>$10,112.96</td>
<td>$14,101.59</td>
<td>$38,351.68</td>
</tr>
<tr>
<td>Cost of Goods Sold</td>
<td>$6,464.42</td>
<td>$6,295.52</td>
<td>$6,247.12</td>
<td>$19,007.06</td>
</tr>
<tr>
<td>Labor</td>
<td>$9,914.00</td>
<td>$9,082.20</td>
<td>$8,533.40</td>
<td>$27,529.60</td>
</tr>
<tr>
<td>Bank/Square Fees</td>
<td>$523.89</td>
<td>$458.05</td>
<td>$383.97</td>
<td>$1,365.91</td>
</tr>
<tr>
<td>Net Profit/Loss</td>
<td>-$2,765.18</td>
<td>-$1,734.18</td>
<td>-$5,051.53</td>
<td>-$9,550.89</td>
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</tbody>
</table>
RiverClub Cafe


Sales

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Gross Sales</td>
<td>$39,534.34</td>
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<tr>
<td>Returns</td>
<td>($22.06)</td>
</tr>
<tr>
<td>Discounts &amp; Comps</td>
<td>($1,160.60)</td>
</tr>
<tr>
<td>Net Sales</td>
<td>$38,351.68</td>
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<tr>
<td>Taxes</td>
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<tr>
<td>Tips</td>
<td>$6,227.02</td>
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<td>Gift Card Sales</td>
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<td><strong>Total</strong></td>
<td>$47,341.18</td>
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Payments

<table>
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<tr>
<th>Description</th>
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<tbody>
<tr>
<td>Total Collected</td>
<td>$47,341.18</td>
</tr>
<tr>
<td>Cash</td>
<td>$5,557.98</td>
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<td>Card</td>
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<td>Gift Card</td>
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<tr>
<td>Other</td>
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<tr>
<td>Fees</td>
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<td><strong>Net Total</strong></td>
<td>$46,101.21</td>
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C.
Rivers Edge II
Community Development District

**Check Run Summary**
October 31, 2019

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<th>Fund</th>
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<td>10/16/19</td>
<td>252-271</td>
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<td>CHECK DATE</td>
<td>VENDOR #</td>
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<td>VENDOR#</td>
<td>DATE</td>
<td>INVOICE</td>
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<td>10/16/19</td>
<td>00010</td>
<td>9/01/19</td>
<td>359774</td>
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**Year-To-Date Accounts Payable Prepaid/Computer Check Register**

**Rivers Edge II - General Fund**

**Bank A: Rivers Edge II CDD**

**Check Dates:** 10/01/2019 - 10/31/2019

<table>
<thead>
<tr>
<th>Check Date</th>
<th>Vend#</th>
<th>Invoice</th>
<th>Yrmo</th>
<th>Dept Acct#</th>
<th>Sub subclass</th>
<th>Vendor Name</th>
<th>Status</th>
<th>Amount</th>
<th>Amount #</th>
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<tbody>
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<td>9/01/19</td>
<td>359774</td>
<td>201909</td>
<td>320-57200-34000</td>
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<td>*</td>
<td>SEp Gen/Lifestyle Manager</td>
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<td>320-57200-34100</td>
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<td>*</td>
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<td>*</td>
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<td>320-57200-46200</td>
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<td>*</td>
<td>SEP Pool Maintenance</td>
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<td>*</td>
<td>SEP Common Ground Maint</td>
<td>1,939.45</td>
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**Vendor:** Vesta Property Services, Inc

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<th>Check Date</th>
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<th>Invoice</th>
<th>Yrmo</th>
<th>Dept Acct#</th>
<th>Sub subclass</th>
<th>Vendor Name</th>
<th>Status</th>
<th>Amount</th>
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<td>*</td>
<td>Event 10/19/19</td>
<td>350.00</td>
<td></td>
<td>350.00 000271</td>
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</table>

**Total for Bank A:** 85,703.14

**Total for Register:** 85,703.14

---

Red2 Rivers Edge II Hsmith
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

CONFIDENTIALITY NOTICE: This email, and any attachment(s) to it, is intended only for the use of the individual/entity addressed herein and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Be advised that any dissemination, distribution, or copying of this information (including any attachments) is strictly prohibited (without prior consent). If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

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!
### INVOICE

**INVOICE**

**VAK PAK INC.**
Manufacturing
**P.O. BOX 3264**
**JACKSONVILLE, FL, 32206**

"THE name in Quality Swimming pool.
Fountain and Water Feature Systems"

**Phone:** (904) 353-4403
**Fax:** (904) 358-2014
**Email:**

---

**Number:** 25749  
**Page:** 1  
**Date:** 07/29/19

---

**Sold To**

**Cust No**

**RITCDD**

**Ship To**

---

**RIVERTOWN RIVERS EDGE CDD**
**160 RIVERGLADE RUN**
**SAINT JOHNS FL 32259-**

---

**Shipped Via:**

**JOB NAME/P O #**

**RIVERTOWN**

**Q26636**

**Our Reference #:**

**Salesperson Ordered By:**

**KC**

---

<table>
<thead>
<tr>
<th>Item Number</th>
<th>Description</th>
<th>Shipped</th>
<th>Unit Price</th>
<th>Extended</th>
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<tbody>
<tr>
<td></td>
<td>DATE OF SERVICE 07/26/2019</td>
<td></td>
<td>1750.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td>PROGRAMMED AND DELIVERED A 56 AMP VFD</td>
<td></td>
<td>1750.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Repair and Replacement RECDD II</td>
<td></td>
<td>1325.52</td>
<td>60</td>
</tr>
</tbody>
</table>

**Jason Davidson**

---

**Sub-Total:** 1750.00

**Tax:** 0.00

**Total:** 1750.00

**Paid:**

---

**Net Due:** 1750.00

---

**RECEIVED BY ____________________________**
**Bill To**
River's Edge Community Development  
Governmental Management Svcs  
475 West Town Place Suite 114  
St. Augustine, FL 32092

**Terms**  
Due Upon Receipt

**Work Performed At**
The RiverHouse Amenity Complex  
The RiverHouse Amenity Complex  
39 Riverwalk Blvd  
St. Johns, FL 32259

**Purchase Order**  
PM MATT KARLE  
118449

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
</table>
| Parts/Misc | Kitchen Clubhouse  
Installed framing at trusses for kitchen hood vents  
Made (2) openings 3 x 4 at roof | $975.00  |

**Invoice**

<table>
<thead>
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<tbody>
<tr>
<td>8/9/2019</td>
<td>95015</td>
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</tbody>
</table>

Subtotal: $975.00  
Sales Tax: $0.00  
Invoice Total: $975.00  
Payments and Credits: $0.00  
Total Due: $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.
Event Location
Marcy Pollicino
160 Riverglade Run
St Johns, FL 32259
Phone: (904) 679-5523

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

Invoice: 5607711
Order Date: 7/22/2019

Start Date: 10/19/2019 3:00pm
End Date: 10/19/2019 6:00pm
Delivery method: Church/School

<table>
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<tr>
<th>Name</th>
<th>Qty</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corn Maze</td>
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<td>$595.00</td>
</tr>
<tr>
<td>Generator</td>
<td>1</td>
<td>$95.00</td>
</tr>
</tbody>
</table>

Rentals subtotal $690.00
Staffing $0.00
Delivery $37.00
Fees $0.00
Discount $0.00
Sales Tax Exempt $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, as 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. 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 harmless against any claims and further, Lessor shall be indemnified for any and all cost incurred 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.**

______________________________
Signature

99.58.205.139 on 7/23/2019

______________________________
Date

Marcy Pollicino

Printed Name
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 HUY.
JACKSONVILLE, FL 32219

PHONE (904)783-7470 FAX (904)783-4181

ORDER NO. 813767
INVOICE NO. 13941422
INVOICE DATE 08/21/19
SOURCE 531626
PAGE 1

SHIP TO
RIVERS EDGE CDD
175 W TOWN PLACE STE 114
ST AUGUSTINE, FL 32086, USA
PHONE: 904-405-8559

CONTACT: DANIEL LAFUENT

SPECIAL INSTRUCTIONS

RESULT OF NETWORK DISTRIBUTION BY DESIGN

ORDER NO. ORDER DATE INVOICE NO. INVOICE DATE
813767 08/21/19 13941422 08/21/19

CUSTOMER NO. SHIP DATE SOURCE PAGE DIS REP

531626 08/21/19 95 1

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<tr>
<td>1 UNIT 55593 EASY SCRUB FLAT MOP TOOLEACH</td>
<td>1</td>
<td>0/0</td>
<td>150.00</td>
<td>150.00</td>
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<tr>
<td>1 CASE TNNPM446016 FREEDOM S1 16&quot; MOP MICROF WHIT B</td>
<td>500/CS</td>
<td>2.3/14</td>
<td>130.72</td>
<td>130.72</td>
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<tr>
<td>4 EACH 383090414 COBWEB DUSTER HEAD</td>
<td>EACH</td>
<td>0/0</td>
<td>4.76</td>
<td>19.04</td>
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Janitorial Supplies RECDD II
Jason Davidson

PAYMENT CHARGE
TO PAY HIGHEST INTEREST RATE/COLLECTION COST & REASONABLE ICING ERRORS SUBJECT TO CORRECTION, DELIVERY CONTINGENT /

STRIKES/TRANSPORTATION DELAYS/OTHER ACTS BEYOND OUR 

REFUSAL OF MANUFACTURER TO DELIVER PRODUCTS AT AGREED 

IASER AGREES TO RESCIND ORDER/CONTRACT BY ACCEPTING 

<table>
<thead>
<tr>
<th>TAXABLE ITEMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>#</td>
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</table>

<table>
<thead>
<tr>
<th>TOTAL PIECES</th>
<th>#</th>
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<tr>
<td>TOTAL</td>
<td></td>
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<tr>
<td>23</td>
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</table>

| TOTAL CUBE | 2.3 |
| TOTAL WEIGHT | 14 |
| FREIGHT | 0.00 |
| TAX | 6.15 |
| SUB TOTAL | 308.62 |
| TOTAL | 308.62 |
Please mail your remittance to:
Dade Paper & Bag, LLC
dba Imperial Dixie
4102-7 BULLS BAY HWY.
JACKSONVILLE, FL 32219

475 N TOWN PLACE
ST AUGUSTINE, FL 32092 USA

CONTACT: DANNI LAUGHLIN
PHONE: 904765-9666

**INVOICE**

**RIVERS EDGE CDD**
**RIVERTOWN**
475 N TOWN PLACE Suite 114
ST AUGUSTINE, FL 32092 USA

**RIVERS EDGE CDD II**
**RIVERS EDGE CDD**
160 RIVER BLADE RUN
ST JOHNS, FL 32259 USA

**SPECIAL INSTRUCTIONS**

**DESCRIPTION**

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<tr>
<th>QUANTITY</th>
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<td>33.27</td>
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<td>10/100</td>
<td>33.27</td>
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<tr>
<td>30/84/C</td>
<td>27.01</td>
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<tr>
<td>12/PKG</td>
<td>9.00</td>
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<td>20</td>
<td>17.53</td>
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**RECO 2 JANITORIAL SUPPLIES**

**RECEIVED**

**AUG 28 2013**

**INVOICE DATE**

**AMOUNT**

**SUB TOTAL**

**TOTAL CUBE**

**TOTAL WEIGHT**

**TOTAL PIECES**

**TOTAL**

**INVOICE NO.**

**ORDER NO.**

**SHIPPING DATE**

**INVOICE NUMBER**

**ORDER DATE**

**CREDIT REF.**

**CREDIT REF.**

**PAYMENT TERMS**

**SHIPPED USING**

**SHIPPED USING**

**RECEIVED BY**

**SIGNATURE**

**RECEIVED BY**

**SIGNATURE**

**NOTE:**

- Payment charge.
- To pay highest interest rate/collection cost & reasonable.
- Pricing errors subject to correction. Delivery contingent.
- Delivery, subject to correction. Delivery contingent.
- CO/STRIKES/TRANSPORTATION DELAYS/OTHER ACTS BEYOND OUR
- OWNER'S AGREE TO RESCIND ORDER/CONTRACT BY ACCEPTING
- DUE/SHORTAGE CLAIMS AS TO ANY AFTER RENDERING OF THIS INVOICE.

**TAXABLE ITEMS**

**RECEIVED BY**

**SIGNATURE**

**SUB TOTAL**

**TAX**

**FREIGHT**

**TOTAL**

**INVOICE NO.**

**SHIPPING DATE**

**INVOICE NUMBER**

**ORDER DATE**

**CREDIT REF.**

**CREDIT REF.**

**PAYMENT TERMS**

**SHIPPED USING**

**SHIPPED USING**

**RECEIVED BY**

**SIGNATURE**

**RECEIVED BY**

**SIGNATURE**

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- Payment charge.
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**TAXABLE ITEMS**

**RECEIVED BY**

**SIGNATURE**

**SUB TOTAL**

**TAX**

**FREIGHT**

**TOTAL**

**INVOICE NO.**

**SHIPPING DATE**

**INVOICE NUMBER**

**ORDER DATE**

**CREDIT REF.**

**CREDIT REF.**

**PAYMENT TERMS**

**SHIPPED USING**

**SHIPPED USING**

**RECEIVED BY**

**SIGNATURE**

**RECEIVED BY**

**SIGNATURE**

**NOTE:**

- Payment charge.
- To pay highest interest rate/collection cost & reasonable.
- Pricing errors subject to correction. Delivery contingent.
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- CO/STRIKES/TRANSPORTATION DELAYS/OTHER ACTS BEYOND OUR
- OWNER'S AGREE TO RESCIND ORDER/CONTRACT BY ACCEPTING
- DUE/SHORTAGE CLAIMS AS TO ANY AFTER RENDERING OF THIS INVOICE.
Please mail your remittance to:
Dade Paper & Bag, LLC
dba Imperial Dade
4102-7 BULLS BAY HWY.
JACKSONVILLE, FL 32219

JACKSONVILLE, FL
PHONE (904) 763-7470 FAX (904) 763-4131

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

JACKSONVILLE, FL
PHONE (904) 763-7470 FAX (904) 763-4131

**RIVERS EDGE CDD**
**HIVERTOWN**
**65 W TOWN PLACE STE 114**
**SAUGUSTINE, FL 32082, USA**

**CONTACT: DANIEL LAUSHILN**
**PHONE: 9049495559**

**SPECIAL INSTRUCTIONS**

**SHIPPING TO**

**RIVERS EDGE CDD II**
**RIVERS EDGE CDD**
**160 RIVERBLADE RUN**
**ST JOHNS, FL 32259, USA**

**34**

**OUR TRUCK**

**3.27.19**

**541 50**

**NET 30 DAYS**

**QUANTITY**

**SHIPPED**

**ORDERED**

**UNIT**

**DESCRIPTION**

<table>
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<tr>
<th>QUANTITY</th>
<th>DESCRIPTION</th>
<th>PACK / SIZE</th>
<th>CUBE / WEIGHT</th>
<th>UNIT PRICE</th>
<th>AMOUNT</th>
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<tbody>
<tr>
<td>1</td>
<td>CASE XTREME TUFF 40X40 BLK LD 2 MILC/LNR 45 GAL</td>
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<td>2</td>
<td>CASE MB540A YORK UNIV WHITE M-FOLD 9.5x9.12S 4</td>
<td>16/250</td>
<td>3/38</td>
<td>25.27</td>
<td>50.54</td>
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**RECO 2 JANITORIAL SUPPLIES**

**RECEIVED**

**AUG 28 2019**

**DATE**

**PAYMENT CHARGE. 1 TO PAY HIGHEST INTEREST RATE/COLLECTION COST & REASONABLE**

**Pricing Errors Subject To Correction. Delivery Contingent**

**District/Transportation Delays/Other Acts Beyond Our**

**3 Refusal of Manufacturer to Deliver Products at Agreed**

**Hasa Agrees to Rescind Order/Contract by accepting**

**TAXABLE ITEMS**

**RECEIVED BY**

**SIGNATURE X**

**RECEIVED BY**

**PRINT NAME**

<table>
<thead>
<tr>
<th>TOTAL CUBE</th>
<th>TOTAL WEIGHT</th>
<th>TOTAL PIECES</th>
<th>TOTAL</th>
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<tr>
<td>△ 3.6</td>
<td>△ 62</td>
<td>△ 3</td>
<td>△ 76.14</td>
</tr>
</tbody>
</table>

**SUB TOTAL**

**6.50 TAX**

**FREIGHT**

**76.14**

**TOTAL**
Please mail your remittance to:
Dade Paper & Bag, LLC
dba Imperial Dade
4108-7 BULLS BAY HWY.
JACKSONVILLE, FL 32217

Please mail your remittance to:
Dade Paper & Bag, LLC
dba Imperial Dade
4108-7 BULLS BAY HWY.
JACKSONVILLE, FL 32217

Phone (904) 786-7490 Fax (904) 786-4181

INVOICE

RIVERS EDGE CDD
RIVERTOWN
475 W TOWN PLACE STE 114
ST AUGUSTINE, FL 32086; USA
CONTACT: DANIEL LAUGHLIN PHONE: 9049430556

SPECIAL INSTRUCTIONS

SHIP TO

RIVERS EDGE CDD "X"
RIVERS EDGE CDD
160 RIVERGLADE RUN
BY JOHNSTON, FL 32217; USA

ROUTE: STOP
SPECIAL INSTRUCTIONS

SHIP VIA

25 OUR TRUCK 9.15.19 CDD2
941 50 NET 30 DAYS

QUANTITY
SHIPPED

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 PURPOSE CLN

3/1440/ 1/30

40.44

40.44

1

1 CASE 1807-04 GOJO PINK ALL PURPOSE LOTION HAND

4/16AL. 1.2/40

36.83

36.83

TAXABLE ITEMS

RECEIVED BY
SIGNATURE X

RECEIVED BY
PRINT NAME

DATE

6.50

TAX

3

FREIGHT

TOTAL PIECES

TOTAL

108.72

108.72

8.00

2.00

6.00

108.72

No changes allowed after signing of this invoice

TOTAL

SUB TOTAL

CUBE

WEIGHT

09/06/19

09/06/19

941

0

0

0
Bill To:
Rivers Edge II CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

<table>
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<th>Description</th>
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<td>Management Fees - September 2019</td>
<td>2,500.00</td>
<td>2,500.00</td>
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<tr>
<td>Information Technology - September 2019</td>
<td>100.00</td>
<td>100.00</td>
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<tr>
<td>Office Supplies - September 2019</td>
<td>13.04</td>
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<td>Copies - September 2019</td>
<td>133.65</td>
<td>133.65</td>
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Total $2,746.69

Payments/Credits $0.00

Balance Due $2,746.69
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

Bill Number 109236
Billed through 07/31/2019

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

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

DISBURSEMENTS

Document Reproduction  55.50
Travel  139.50
Travel - Meals  4.94

Total disbursements for this matter  $199.94

MATTER SUMMARY

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

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

BILLING SUMMARY
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<th>Name</th>
<th>Hours</th>
<th>Rate /hr</th>
<th>Fees</th>
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<tr>
<td>Kilinski, Jennifer L.</td>
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<td>275</td>
<td>$2,805.00</td>
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<td>3.10</td>
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<td>6.40</td>
<td>245</td>
<td>$1,568.00</td>
</tr>
<tr>
<td>Eckert, Michael C.</td>
<td>0.10</td>
<td>335</td>
<td>$33.50</td>
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</table>

**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

Please include the bill number on your check.
# Statement

**Hopping Green & Sams**  
Attorneys and Counselors  
119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32304  
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

**Bond Validation**  
RE2CDD 00102  
JLK

## For Professional Services Rendered

<table>
<thead>
<tr>
<th>Date</th>
<th>Attorney</th>
<th>Description</th>
<th>Hours</th>
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</thead>
<tbody>
<tr>
<td>03/18/19</td>
<td>LMG</td>
<td>Prepare bond validation complaint.</td>
<td>0.40</td>
</tr>
<tr>
<td>07/03/19</td>
<td>LMG</td>
<td>Review master improvement plan; research regarding same.</td>
<td>1.10</td>
</tr>
<tr>
<td>07/16/19</td>
<td>LMG</td>
<td>Review and comment on Master assessment methodology and Engineer's Report; research regarding assessments.</td>
<td>3.10</td>
</tr>
<tr>
<td>07/17/19</td>
<td>JLK</td>
<td>Review indenture and bond resolution and begin review of ER; confer with staff on same.</td>
<td>1.30</td>
</tr>
<tr>
<td>07/18/19</td>
<td>JLK</td>
<td>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.</td>
<td>1.00</td>
</tr>
<tr>
<td>07/20/19</td>
<td>JLK</td>
<td>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.</td>
<td>1.80</td>
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<tr>
<td>07/29/19</td>
<td>LMG</td>
<td>Prepare 170.08 hearing notices and resolution; collect information for validation complaint; prepare drafts of issuer's counsel documents.</td>
<td>2.90</td>
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**Total fees for this matter**  
$2,965.00

## Matter Summary

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<th>Hours</th>
<th>Rate /hr</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Kilinski, Jennifer L.</td>
<td>4.10</td>
<td>275</td>
<td>$1,127.50</td>
</tr>
<tr>
<td>Gentry, Lauren M.</td>
<td>7.50</td>
<td>245</td>
<td>$1,837.50</td>
</tr>
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</table>

**Total Fees**  
$2,965.00

**Interest Charge on Past Due Balance**  
$13.46

**Total Charges for this Matter**  
$2,978.46
**BILLING SUMMARY**

<table>
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<th>Name</th>
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<th>Rate /hr</th>
<th>Total</th>
</tr>
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<td>7.50</td>
<td>245 /hr</td>
<td>$1,837.50</td>
</tr>
</tbody>
</table>

**TOTAL FEES**

$2,965.00

**INTEREST CHARGE ON PAST DUE BALANCE**

$13.46

**TOTAL CHARGES FOR THIS BILL**

$2,978.46

Please include the bill number on your check.
August 16, 2019

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

Boundary Amendment
RE2CDD 00105 JLK

FOR PROFESSIONAL SERVICES RENDERED

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

Total fees for this matter $2,454.00

MATTER SUMMARY

Kilinski, Jennifer L. 3.40 hrs 275 /hr $935.00
Boundary Amendment Bill No. 109238

Gentry, Lauren M. 6.20 hrs  245 /hr  $1,519.00

TOTAL FEES $2,454.00

TOTAL CHARGES FOR THIS MATTER $2,454.00

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 $2,454.00

Please include the bill number on your check.
## Invoice

**Date:** 9/1/2019  
**Invoice #:** 131295588019

<table>
<thead>
<tr>
<th>Terms</th>
<th>Net 20</th>
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<tr>
<td>Due Date</td>
<td>9/21/2019</td>
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<tr>
<td>PO #</td>
<td></td>
</tr>
<tr>
<td>Customer #</td>
<td>13RIV030</td>
</tr>
</tbody>
</table>

**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

### 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
Progressive Entertainment
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)  
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@vastapropertyservices.com
At event contacts with cell: Same

Event date: Saturday October 19, 2019  Hours of event: 3:00 pm- 6:00 pm
Approximate set up time: Between: 11:00 am- 1:00 pm
Location name and address: 160 River Glade Run, St Johns Pl 32259
Where to set up at location: River Club Amphitheatre Area
Set up-grass or pavement: GR  Water within 75': 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 30 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: ____________________
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

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<tr>
<th>Service</th>
<th>Rate</th>
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<tr>
<td>Blueprints/Reproduction</td>
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<td>22.50</td>
<td>4,350.00</td>
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<tr>
<td>Total Reimbursables</td>
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<tr>
<td>1.15 times</td>
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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

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<td>Sr. Planner/Sr L.A./Sr. Graphic Arts</td>
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<td>Planner/Project Researcher</td>
<td>18.50</td>
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<td>2,405.00</td>
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<td><strong>Totals</strong></td>
<td><strong>29.25</strong></td>
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<td><strong>4,350.00</strong></td>
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Total Labor  $4,350.00

Total this Task  $4,350.00

Total this Invoice  $4,378.69

Outstanding Invoices

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<td>41950</td>
<td>6/17/2019</td>
<td>2,359.75</td>
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<tr>
<td>42388</td>
<td>7/25/2019</td>
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<td><strong>Total</strong></td>
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<td><strong>3,939.24</strong></td>
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</table>

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

PROSSER
13901 Sutton Park Drive South, Suite 200  Jacksonville, FL 32224-0229  904.739.3655  www.prossecinc.com
Contract For Musical Services

An agreement made on 7/1/19 between (Hirer name) Vesta (Riverton) c/o Marcy Pollicino of address 160 River Glen Plz. 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 Bar to perform the following engagement at Riverton of address All above.

on the date 10/25/19 start time 7 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, $/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

Signature of Hirer

Printed Name of Band representative

Printed Name of Hirer

Telephone 860-321-5598 Email SHAW FROM

Telephone 904-679-5523 Email mpollicino@vesta.propertyservices.com
New Invoice

$200.00 due on July 25, 2019

Stephen Quinn Acoustic
Invoice #000016
July 25, 2019

Bill To
River Town
River Town
mpolicino@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 AND STATEMENT OF ACCOUNT

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.

ADVERTISER INFORMATION
RIVERS EDGE II COD
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

BILLING PERIOD 08/05/2019 - 09/01/2019
TOTAL AMOUNT DUE SA 7 $2,558.11
* UNAPPLIED AMOUNT $0.00
TERMS OF PAYMENT NET 15 DAYS

<table>
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<th>DESCRIPTION</th>
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<th>BILL RUN</th>
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<tbody>
<tr>
<td>Balance Forward</td>
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<td></td>
<td></td>
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<td>$367.98</td>
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<tr>
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<td>$8.96</td>
<td>$612.89</td>
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<td>$8.97</td>
<td>$612.20</td>
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PAYMENT DUE: $2,558.11

Please detach and return this lower portion with your remittance.

The St. Augustine Record
Department 1261
PO Box 121261
Dallas, TX 75312-1261
Legal Ad Invoice

The St. Augustine Record

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

Acct: 15665
Phone: 8652382622
Name: RIVERS EDGE CDD
Address: 475 W TOWN PLACE, STE 114
E-Mail: chogge@gmsnf.com
Client: RIVERS EDGE CDD
City: SAINT AUGUSTINE
State: FL
Zip: 32092

Ad Number: 0003207721-01
Caller: Courtney Hogg
Paytype: BILL
Start: 08/21/2019
Issues: 1
Stop: 08/21/2019
Placement: SA Legals
Rep: Melissa Rhinehart
Copy Line: NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 17

RECEIVED
AUG 27 2019
NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 197, FLORIDA STATUTES, BY THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197, 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 Rivertowne Amenity Center, 146 Landing Street, St. Johns, Florida 32259 to consider the adoption of an assessment roll, the imposition of a master special assessment tax, and special assessments to be proposed bonds on benefited lands within the District, a geographic description 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 on and are more specifically set forth in the District’s Master Improvement Plan dated July 6, 2018 (the "Improvement Plan"). The public hearing is being conducted pursuant to Chapters 197, 100 and 194. L. A description of the property to be assessed and amounts to be assessed in each piece or parcel of property may be obtained by contacting the District’s Records Office located at 125 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 545-3656. 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 are not limited to, master drainage and stormwater management, master transportation, master landscapes, master recreation, and other improvements, all as more specifically described in the Improvement Plan ("Improvement Plan"), on file and available during normal business hours from the District’s 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 Assessor/Architect's Report, dated July 23, 2018 ("Assessment Report"). The Assessment Report identifies each property owner and the amounts to be assessed to them. The Assessment Report reflects the total assessed value to each parcel and the total amount of the assessment to be levied against each parcel, and is available for review during normal business hours from the District’s Records Office at the address provided above. Each property owner will be assessed for the full amount of the assessment identified in the Assessment Report.

The annual principal assessment levied against each parcel will be based on the repayment of a maximum of thirty (30) years for the total debt associated with each parcel. The District expects to collect sufficient revenue to retire no more than $135,756,000 in principal amount of debt to be secured by the District, exclusive of anticipated fees and costs of collection and enforcement, documented payment and the annual interest. The proposed annual schedule of assessments is as follows ("Maximum Assessments"): 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 property type is set forth in the Assessment Report.

The District may elect to sell bonds to finance the improvements. The assessments are anticipated to be collected by the County. Therefore, the Board may choose to directly collect and refund these assessments. All affected property owners have the right to appear at the public hearings and to file written objections with the District within twenty (20) days of the publication of this notice. The District’s Board of Supervisors may not hear any objections to the imposition of the assessment at the public hearing.

The District will hold the public hearing pursuant to a supplemental assessment resolution, engineer’s report and methodology but in no event will exceed the Maximum Assessments notified herein. Please note that the proceeding statement only applies to capital (debt) assessments and shall have no effect on the ability of the District to levy the annual assessment.

Add to Wednesday, September 18, 2019, at 10:30 a.m., at the Rivertowne Amenity Center, 146 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 Board. The Board meeting will be open to the public and will be held in compliance with the provisions of Florida law for community development districts. The Board hearing and/or the public meeting may be conducted in progress to a date certain pursuant to the existing applicable law.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing or meetings, or appeal the Board's decision to the governing body, the person or entity must file with the Board a notice of the appeal within 60 days after the notice of the hearing or meetings. All notices of appeal to the governing body must be filed with the Board and a copy must be provided to the person or entity entering the notice of appeal to the governing body.

The St. Augustine Record

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

For more information, please call 1-800-562-8771 (TTY) 1-904-562-8770 (Voice), or visit www.staugnews.com.
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS (EVALUATING AND AMENDING LEGENDS OF THE PROJECT) FOR THE PURPOSE OF ACQUIRING AND INSTALLING INFRASTRUCTURE AND IMPROVEMENTS, DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND CUMULATIVE INTEREST AND MANNER IN WHICH SUCH ASSESSMENTS SHALL BE PAID;

IGNORING 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 III Community Development District ("District") was established by Ordinance 2019-26, as adopt by the St. Johns County Commission, is a local unit of special-purpose government under and pursuant Chapter 199, Florida Statutes, as amended, located entirely within St. Johns County, Florida; and

WHEREAS, the District is authorized by Chapter 199, Florida Statutes, to impose, levy, and establish, construct or reconstruct, enlarge or extend, or construct certain improvements, including but not limited to transportation facilities, utility facilities, recod facilities, and other infrastructure projects, and services necessary by the development of, and serving lands within, the District, and

WHEREAS, the District hereby desires to undertake, establish, construct or reconstruct, enlarge or extend, or construct certain infrastructure improvements described in the District's Master Improvement Plan, dated 2018, 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 Chapter 199, Florida Statutes ("Assessments"); and

WHEREAS, the District is empowered by Chapter 199, the Uniform Community Development Act, Chapter 199, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Ad Valorem Assessments, Florida Statutes, to impose, levy, and establish, construct or reconstruct, enlarge or extend, or construct certain improvements, including but not limited to transportation facilities, utility facilities, recod facilities, and other infrastructure projects, and services necessary by the development of, and serving lands within, the District and

WHEREAS, this Resolution shall serve as the resolution required to declare special assessments contemplated by Section 199 Florida Statutes, by the assessment roll(s) levied against certain property described in Exhibit B that collectively comprise the property anticipated to be subject to the Assessments and

WHEREAS, a copy of the Master Amendment Methodology Report, dated July 22, 2019, attached hereto as Exhibit B and incorporated herein by reference and on file at Government Management Service, 472 West Town Place, Suite 101, St. Augustine, Florida 32086 ("District Offices"), the District hereby goals and determines that:

1) The Assessments from the Project will accrue to the property improved;
2) The amount of the Assessments shall exceed the amount of the Assessments, and
3) The Assessments are fairly and reasonably allocated.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF RIVERS EDGE III 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 199, 199 and 199, 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 adopt all or a portion of the Assessments levied by the Assessments.

3. DESIGNATING THE NATURE AND LOCATION OF PROJECT IMPROVEMENTS. The nature and general location of the project are described in Exhibit A, which is on file at the District Offices. Exhibit B is all or a portion of the Assessments levied by the Assessments.

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 $1,237,609.00 ("Estimated Cost").

B. The Assessments will be levied and assessed, as well as any other financing-related costs, as set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The assessments shall be levied against property located within the District, and shall be imposed, levied and assessed on all property located within the District, as set forth in Exhibit B.

5. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The Assessments shall be levied against the lands, as described in Exhibit B.

6. ASSESSMENT PLAN. Pursuant to Section 199.031, Florida Statutes, there is on file at the District Offices, an assessment plan specifying the manner in which the Assessments are to be levied, the amount of the Assessments, and the estimated cost of the Project.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 199.035, Florida Statutes, the District Manager has created a preliminary assessment roll, in accordance with the method of assessment prescribed in Exhibit B, which shows the land assessed, the amount of benefit to be and the maximum assessment against each lot or parcel of land within the lands described in Exhibit B.

8. LEGAL AD INVOICE. Pursuant to Section 199.015, Florida Statutes, the District Manager has caused to be delivered a legal ad invoice to be published in accordance with the method of assessment prescribed in Exhibit B, which shows the land assessed, the amount of benefit to be and the maximum assessment against each lot or parcel of land within the lands described in Exhibit B.
Legal Ad Invoice

The St. Augustine Record

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

8. PUBLIC HEARINGS DECLARED: DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 121.98 and 125.062(2)(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
LOCATION: The Town Hall
St. Johns, Florida 32259

The purpose of the public hearing is to hear comments and objections to the proposed special assessment program for Districts located as identified in the Preliminary Assessment Roll, a copy of which is on file and as set forth in Exhibit A. Interested persons may appear at this hearing or submit their comments in writing prior to the hearing to the District Records Officer.

Notice of said hearings shall be advertised in accordance with Chapters 121, 161 and 163, Florida Statutes, and the District Manager hereby authorizes and directed to place said notice in a newspaper of general circulation within St. Johns County one (1) week prior to the first publication at least twenty (20) days before the date of the hearing. The 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 examined 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 110.65, Florida Statutes, the District Manager hereby directs that 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 interest of the District.

10. CONSULTANTS. 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 unenforceable, the validity, in all other sections 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 section so held to be invalid or unenforceable.

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

PASSED AND ADOPTED (this 22nd day of July, 2019)

ATTEST: RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

[Signature]
Chairman, Board of Supervisors

Exhibit A: [Master Improvement Plan], dated July 4, 2019
Exhibit B: [Master Assessment Methodology Report], dated July 21, 2019

0001207701 August 21, 28, 2
RESOLUTION 2019-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER EDGE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIFIC ASSESSMENTS; DESIGNATING THE LANDS AND PROJECTS TO WHICH THE ASSESSMENTS APPLY; AND THE MANNER AND TIME IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS TO BE ASSESSED; AND THE MANNER IN WHICH THE ASSESSMENTS ARE TO BE PAID; PROVIDING FOR PUBLIC HEARING NOTICEDATES, AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION, AND PROCEEDING

WHEREAS, the River Edge Community Development District ("District") was established by the St. Johns County Commission, and is a local unit of special-purpose government organized under Chapter 191, Florida Statutes, as amended, located entirely within St. Johns County, Florida; and

WHEREAS, the District is authorized by Chapter 191, Florida Statutes, to finance, fund, plan and carry on and construct various improvements, including but not limited to transportation facilities, and other infrastructure projects, and sources necessitated by the development of;

WHEREAS, the District hereby determines to undertake, plan, create, construct, operate, and maintain the infrastructure improvements described in the District's 3-2015, entitled "The River Edge Community Development District - Proposed Project List" and;

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Project List from assessments on property within the District, and;

WHEREAS, the District is empowered by Chapter 191, the Uniform Community Development and Revitalization Act of Florida, Florida Statutes, to finance, sale or loan, sell or loan, and refund the cost of the Project List and;

WHEREAS, this Resolution shall serve as the "Resolution required to declare special assessment pursuant to Florida Statutes, for the assessment of a fixed amount against certain property described in Florida Statutes and to be subject to the Assessments;" and

WHEREAS, as set forth in the "Master Assessment Methodology Report", dated July 21, 2019; it is necessary to be referenced and on file within the Governmental Management Services, 427 East State Road 16, St. Johns County Records Office, the District hereby firms and determines that:

(i) benefits from the Project will accrue to the property improved,
(ii) the amount of the benefits accruing to the District and the Assessments are fairly and reasonably allocated.

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

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF DOCUMENTS.

This resolution provides for the preparation and adoption of this resolution, including the adoption of the resolution and the attachments thereto, and the District is hereby authorized and directed to adopt the resolution and all attachments thereto, and the District is hereby authorized and directed to publish the resolution and all attachments thereto, in manner and form as deemed necessary and appropriate by the District.

2. DESIGNATION OF ASSESSMENTS.

The Board of Supervisors ("Board") hereby declares and imposes a second or third annual installment, as the case may be, upon the properties described in the Project List and shall be paid in conformity with the requirements of the District.

3. DESIGNATING THE LAND AND PROJECTS.

The District hereby designates and imposes the assessment described in the Project List and shall be paid in conformity with the requirements of the District.

4. DECLARING THE TOTAL ESTIMATED COST OF THE PROJECT.

The District hereby declares and imposes the assessment described in the Project List and shall be paid in conformity with the requirements of the District.

5. DESIGNATING THE LANDS AND PROJECTS.

The District hereby designates and imposes the assessment described in the Project List and shall be paid in conformity with the requirements of the District.

6. AMENDMENTS.

Any and all amendments to this resolution shall be adopted in conformity with the requirements of the District.

7. PRELIMINARY ASSESSMENT.

Any and all preliminary assessments made in accordance with the requirements of the District shall be paid in conformity with the requirements of the District.

8. PUBLIC HEARING DECLARED.

Any and all public hearings shall be held in conformity with the requirements of the District.

9. DATE.

Any and all dates shall be in conformity with the requirements of the District.

10. TIME.

Any and all times shall be in conformity with the requirements of the District.

11. SEAL.

Any and all seals shall be in conformity with the requirements of the District.

12. TICKET.

Any and all tickets shall be in conformity with the requirements of the District.

13. EFFECTIVE DATE.

This resolution shall become effective upon its adoption.

NOTICE OF PUBLIC HEARING

DATE: September 18, 2019
TIME: 10:30 a.m.
LOCATION: St. Johns County Commission Chambers
950 Lake Shore Drive
St. Augustine, Florida 32084

The purpose of the public hearing is to hear comments and objections to the proposed assessments. The hearing will be held in the common area of the declaration, which is located on the property which is subject to the assessment.

ALL PERSONS INTERESTED ARE HEREBY NOTIFIED that a public hearing will be held by the Board of Supervisors of the River Edge Community Development District, on the date and time specified above, for the purpose of considering the adoption of the resolution and amendments thereto.

The public is invited to attend and be heard. Written comments may also be submitted to the District at least five business days prior to the hearing.

SUBJECT: NOTICE OF PUBLIC HEARING

DEPARTMENT: Administration

The purpose of this resolution is to declare a resolution and provide for its adoption by the District, and to provide for the publication of the resolution.

The District hereby resolves that the resolution shall become effective upon its adoption.
UNITY DEVELOPMENT DISLOCATION OF THE PROPOSED MEANS, THE PORTION TO BE
MEANS ARE TO BE PAID, PROVIDING FOR AN ASSIGNING OF PUBLIC HEARINGS,
LIEN, SEVERABILITY AND AN

1 by Ordinance 2019-36, as adopted by
of and existing under and pursuant to
- establish, acquire, install, equip, oper-
- facilities, utility facilities, recreational
- and serving lands within the District
- construct, enlarge or extend, equally,
- Master Improvement Plan, dated July

get by special assessments pursuant to
the District Act, Chapter 270, Supply-
the Uniform Method for the Levy, Cal-
plan, establish, acquire, construct or
collect the Assessments and
- contemplated by Section 120.03.
- that collectively comprise the prop-
- shown on Exhibit B and
- an Place, Suite 118, St. Augustine, Flor-

EDGE II COMMUNITY

Resolution is adopted pursuant to the
that it has determined to undertake

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2 TO BE PAID BY ASSESSMENTS,

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- year or if determined by the
- including but not limited to by
- or by district bill - does not mean that
- that right in Soo Solitude to select col-

3 The Assessments shall be levied,
- upon such improvements or specially
- to District Records Office, an assessment
- the estimated cost of the Proj-
- the District Manager has caused to be-
- Exhibit B herein, which shows the
- or parcel of land and the number of
- adopted and approved as the Distri-

4 The assessments program for District Im-
- 1 as Exhibit B herein, which shows the
- the District
- as Exhibit B herein, which shows the
- number of
- the District
- 2017, declared two (2) public hearings to be
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- period of time prior to the
- District
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- dependent upon the section or part of a

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PASSED AND ADOPTED this 23rd day of July, 2018.

ATTEST: RIVERS EDGE II COMMUNITY DEVELOPMENT

/s/ James Perry /s/ James Session
Secretary Chairperson, Board of Supervisors

Exhibit A: Master Improvement Plan, dated July 3, 2019
Exhibit B: Master Assessment Methodology Report, dated July 21, 2019
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 ____________________________________ who is personally known to me or who has produced as identification

(Signature of Notary Public)
will hold public hearings on Wednesday, 6th, Johns, Florida 32259.

...and spread assessments to owners...the improvements are depicted on the Improvement Plan. The

...of the property to be assessed and...the District's Records Office located at


...infrastructure improvements for lands

...are forth in the District's Master

...and available during normal

...are current and expected to include...are available during normal

...each tax parcel identified...each land use category that is currently

...of thirty (30) years for the tax

...an amount not to exceed $15,000,000 in principal

...A Debt Assessment

...site hearings and meeting identified...A Debt Assessment Report.

...is not more than thirty (30) annual

...assessments are required to be...must...a written objection...the description of the parcel

...of which time the final assessment amount...assessments will be determined...methodology but in no event will

...for the collection and enforcement...of the collection and

...Landing Street, St. Johns, Florida...Dominguez be registered by the District

...the meeting or hearings, each person...of the proceedings is entitled, which

...by or physical impairment should...or speech impaired, please contact...for aid in

...The District...and...the District's Records Office located at

...infrastructure improvements for lands

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...each tax parcel identified...each land use category that is currently

...of thirty (30) years for the tax

...an amount not to exceed $15,000,000 in principal

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...Landing Street, St. Johns, Florida...Dominguez be registered by the District

...the meeting or hearings, each person...of the proceedings is entitled, which

...by or physical impairment should...or speech impaired, please contact...for aid in
The St. Augustine Record

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

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 197, FLORIDA STATUTES, BY THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197, 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 10:00 a.m. at the Riversedge Community Center, 105 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 bonds on benefited lands within the District, a geographic depiction of which lands are to be assessed is shown below, in addition to the collection and enforcement of the special assessments. The streets and areas to be imposed are depicted and as more particularly set forth in the District's Master Improvement Plan dated July 9, 2019 (the "Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 172, and 173, F.S. A description of the property to be assessed and amount to be assessed in each piece or parcel of property may be obtained by contacting the District's Records Office locate 75 West Town Plant, Suite 114, St. Augustine, Florida 32292, (904) 940-5860. 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 properties within the District. The infrastructure improvements included in the Improvement Plan are currently expected to include, but not be limited to, master drainage and stormwater management, master transportation, master landscaping, master recreation, and covenants, 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 address 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 of the District’s Records Office at the address provided above. The Assessment Report identifies each tax parcel identification number within the District and establishes assessments per parcel and plotted unit for each land use category that is more expected to be assessed. The method of billing and assessment for the Improvements to be funded by the District will initially be based on an equal assessment per net basis. The methodology is explained in more detail in the Assessment Report. Also, as aforesaid, in more detail in the Assessment Report, the District’s assessments will be levied against all assessable lands within the District.

The annual principal amount levied against each parcel will be based on a 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 $415,575,600 in principal amount of debt to be issued by the District, subject to an anticipated fixed rate of interest and cumulative discount early payment and the annual interest. The proposed annual schedule of assessments is as follows ("Maximum Assessments"):  

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<tr>
<th>Product Type</th>
<th>Number of Units</th>
<th>Net Annual Debt Service Per Unit</th>
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<tr>
<td>Townhomes</td>
<td>600</td>
<td>$852</td>
</tr>
<tr>
<td>30'-39' Single Family</td>
<td>172</td>
<td>$1,506</td>
</tr>
<tr>
<td>40'-49' Single Family</td>
<td>407</td>
<td>$1,937</td>
</tr>
<tr>
<td>50'-59' Single Family</td>
<td>204</td>
<td>$2,367</td>
</tr>
<tr>
<td>60'-69' Single Family</td>
<td>160</td>
<td>$2,582</td>
</tr>
<tr>
<td>70'-79' Single Family</td>
<td>75</td>
<td>$3,228</td>
</tr>
<tr>
<td>80'-89' Single Family</td>
<td>41</td>
<td>$3,658</td>
</tr>
</tbody>
</table>

All amounts stated herein are subject to change and/or for final determination at the public hearings and meeting with the public and will be based on the findings of the District for community development districts. The Board meeting and/or the public hearings may be continued in progress and/or at a date and time to be 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 may need a retainer of the proceedings and should accordingly engage in such manner as to be effective for the proceedings is made, which excludes the testimony and evidence upon which such appeal is to be heard.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (904) 940-3950 at least 48 hours prior to the meeting. Handicapped sign language 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.
The St. Augustine Record

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

2. PUBLIC HEARINGS DECLARED; DIRECTIONS TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Section 170 and 157.2630, 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 Amenity Center
100 Landing Street
St. Johns, Florida 32259

The purpose of the public hearing 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 is set forth in Exhibit B. Interested persons may appear at this hearing or submit their comments in writing prior to the hearing at the District Records Office.

Notice of said hearing shall be advertised in accordance with Chapter 170, 169 and 197. Florida Statutes, and the District Manager, hereby authorized and directed in place and notice in a newspaper of general circulation within St. Johns County the two (2) prior dates one (1) week prior to the first publication at least twenty (20) days prior to the date of the hearing established hereunder.

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 account of the assessment. For each such property owner, a section 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.

5. PUBLICATION OF RESOLUTION. Pursuant to Section 170.35, 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 interest of the District.

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

11. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unenforceable, the validity of the rest of this Resolution shall not be affected or impaired unless it clearly appears that such section or part of a section of this Resolution is wholly or immensely dependent upon the section or part section 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

/\ James Perry /\ James Seminoff
Secretary Chairman, Board of Supervisors

Exhibit A: Master Improvement Plan, dated July 2, 2019
Exhibit B: Master Assessment Methodology Report, dated July 21, 2019

WHEREAS, the Rivers Edge II Community Development District ("District") was established by Ordinance 2013-26, as adopted by the St. Johns County Commission, and is a local unit of special-purpose government organization and exists under and pursuant to Chapter 198, Florida Statutes, as amended, located entirely within the St. Johns County, Florida; and

WHEREAS, the District is authorized by Chapter 198, Florida Statutes, to finance, and issue its bonds to acquire, construct, extend, or construct certain improvements, including but not limited to transportation facilities, utility facilities, recreation facilities, and other infrastructure projects, and services connected with 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, or acquire, operate, and maintain the infrastructure improvements described in the District’s Master Improvement Plan, dated 3-2-2016, attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, in the best interest of the District and to pay all or a portion of the cost of the Project by special assessments pursuant to Chapters 190, 190A and 191, Florida Statutes ("Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 190A, the Uniform Local Improvement Act, and Chapter 191, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, plan, establish, construct or reconstruct, enlarge or extend, 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 190 Florida Statutes, for the assessed (total) 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, 2016, attached hereto as Exhibit B and incorporated herein by reference and on file at Governmental Management Services, 475 West Town Place, Suite 144, St. Augustine, Florida 32086 ("District Records Office"); the District hereby finds and determines that

1. The total estimated construction cost of the Project is $82,515,621.11 ("Estimated Cost").
2. The Assessments will be levied in accordance with Sections 190.02 and 190.11, Florida Statutes. The assessments are described in Exhibit B.
3. The manner in which the Assessments shall be levied and paid is set forth in Exhibit B, as may be modified by supplementary assessment resolutions. Commencing with the year 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 Section 192, Florida Statutes; provided, however, that in no event shall the non-ad valorem assessment method of collecting the Assessments be allowed to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as taxable property by law, including but not limited to direct bill. The decision to institute 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 another method in any given year, regardless of past practice.
4. The total estimated construction cost of the Project is $82,515,621.11 ("Estimated Cost").
5. The District hereby finds and determines that

A. The total estimated construction cost of the Project is $82,515,621.11 ("Estimated Cost").
B. The Assessments will be levied in accordance with Sections 190.02 and 190.11, Florida Statutes. The assessments are described in Exhibit B.
C. The manner in which the Assessments shall be levied and paid is set forth in Exhibit B, as may be modified by supplementary assessment resolutions. Commencing with the year 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 Section 192, Florida Statutes; provided, however, that in no event shall the non-ad valorem assessment method of collecting the Assessments be allowed to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as taxable property by law, including but not limited to direct bill. The decision to institute 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 another method in any given year, regardless of past practice.

A. Designating 111 the lands upon which the Assessments shall be levied. The Assessments shall be levied on all the lands and lands收益izing and contiguous or abutting and serving upon such improvements or specific benefits thereby and further designated by the assessment plan herein provided for.

B. ASSESSMENT PLAT. Pursuant to Section 190.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain boundaries and specifications as for the Project and the estimated cost of the same, all of which are open to inspection by the public.

C. ASSESSMENT PLAN. Pursuant to Section 190.06, 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 herein, which shows lots and lands, the amount of benefit to the maximum assessed for each lot or parcel of land and the zonal amount instalments into which the assessment may be divided, which assessment roll is hereby adopted and appurtenant to this Act as a valid assessment roll.
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, and 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 day of

by __________________________

Who is personally known to me or who has produced as identification

_________________________________________

(Signature of Notary Public)

Notary Public State of Florida
Kimberly M. Reese
My Commission GG 312209
Expires 03/17/2023

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

NOTICE OF REGULAR MEETING

The Rivers Edge II Community Development District ("District") Board of Directors ("Board") will meet on Thursday, November 21, 2019, at 4:00 p.m., at the Rivers Edge II Community Development District, 1551 Northeast 16th Court, St. Augustine, Florida 32084.

All persons interested in attending the meeting are invited to do so. A complete agenda for the meeting will be posted on the District’s website at least 24 hours prior to the meeting. The agenda will be posted on the District’s website at http://www.riversedge2fl.com.

If you would like to receive a copy of the agenda or would like any additional information, please contact the District at 904-347-1260 or via email at info@riversedge2fl.com.

If you have any questions or comments about the matter to be considered in the meeting, please contact the District at 904-347-1260 or via email at info@riversedge2fl.com.

NOTICE OF SPECIAL MEETING

The Rivers Edge II Community Development District ("District") Board of Directors ("Board") will meet on Thursday, November 21, 2019, at 4:00 p.m., at the Rivers Edge II Community Development District, 1551 Northeast 16th Court, St. Augustine, Florida 32084.

All persons interested in attending the meeting are invited to do so. A complete agenda for the meeting will be posted on the District’s website at least 24 hours prior to the meeting. The agenda will be posted on the District’s website at http://www.riversedge2fl.com.

If you would like to receive a copy of the agenda or would like any additional information, please contact the District at 904-347-1260 or via email at info@riversedge2fl.com.

If you have any questions or comments about the matter to be considered in the meeting, please contact the District at 904-347-1260 or via email at info@riversedge2fl.com.
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3) will hold public hearings on Wed-

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hereby to complete the District
RESOLUTION 2010-43

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERVIEW DEVELOPMENT DISTRICT, DESCRIPTIVE ASSESSMENTS DESIGNATING THE NATURE AND TITLE OF IMPROVEMENTS, DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS SHALL BE MADE; WORKING PLAN AND A PRELIMINARY ASSESSMENT ROLL; AMENDED RESOLUTION PROVIDING FOR PUBLICATION OF THIS RESOLUTION AND ADDRESSING CONFLICTIVE DATES.

WHEREAS, the Riverview 12 Community Development District ("District") was established by the St. Johns County Commission, and is a local unit of special purpose government pursuant to Chapter 195, Florida Statutes, as acquired located entirely within St. Johns County, Florida; and

WHEREAS, the District is authorized by Chapter 195, Florida Statutes, to adopt, promulgate and follow a Development and Review Manual, and to enter into contracts with public and private developers to develop and implement a comprehensive plan for the District to be developed or by development of the District by

WHEREAS, the District hereby designates as underwrite, adjust, plan, establish, construct, acquire, operate, and maintain the infrastructure improvements described in the District’s 2008, entitled herein as Exhibit A and incorporated herein by reference ("Project") and

WHEREAS, as set forth in the District Assessment Methodology Report, dated July 23, 2008, entitled herein as Exhibit B. A, which is on file at Governmental Management Services, 925 West Twelfth Street ("District Reconciliation Office"); the District hereby finds and determines that

(3) benefits from the Project will accrue to the property improved,

(4) the amount of those benefits will exceed the amount of the Assessments, and

(5) the Assessments are fair and reasonable allowed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF RIVERVIEW DEVELOPMENT DISTRICT:

1. AUTHORITY FOR THIS RESOLUTION, INCORPORATION OF RECITALS.
   This provision of the Resolution, without limitation, includes, without limitation, Chapters 170, 195, and 370, Florida Statutes as incorporated herein and as amended by the Board of County Commissioners.

2. DECLARATION OF ASSESSMENTS.
   The Board of Supervisors ("Board") hereby declares all or a portion of the Project to be classified as an Improvement, Assessment District or Project, and

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

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

A. The total estimated construction cost of the Project is $82,584,620.10 ("Estimated Cost").

B. The Assessments will be assessed upon the District by the manner and timing in which the Assessments shall be paid and as provided herein. The Assessments shall be paid in accordance with the District Assessment Methodology Report, dated July 23, 2008, entitled herein as Exhibit B. A, which is on file at Governmental Management Services, 925 West Twelfth Street ("District Reconciliation Office"); the District hereby finds and determines that

(3) benefits from the Project will accrue to the property improved,

(4) the amount of those benefits will exceed the amount of the Assessments, and

(5) the Assessments are fair and reasonable allowed.

5. DESIGNATING THE NATURE UPON WHICH THE ASSESSMENTS SHALL BE MADE

   A. The Assessments are levied upon the District, on all lots and parcels adjoining or contiguous or belonging or abutting, and benefited thereby and further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT ROLL.
   Pursuant to Section 170, 195, Florida Statutes, there is on file at, the District Reconciliation Office, a record of the District Assessments, which are assessed herein.

7. PRELIMINARY ASSESSMENT ROLL.
   Pursuant to Section 170, Florida Statutes, and

   (1) making a preliminary assessment roll; in accordance with the method of assessment described herein; and

   (2) the District hereby levies, the assessment roll for the District Assessments, the amount of Assessments equal to the estimated cost of the Project, to be paid in accordance with the District Assessment Methodology Report, dated July 23, 2008, entitled herein as Exhibit B. A, which is on file at Governmental Management Services, 925 West Twelfth Street ("District Reconciliation Office"); the District hereby finds and determines that

(3) benefits from the Project will accrue to the property improved,

(4) the amount of those benefits will exceed the amount of the Assessments, and

(5) the Assessments are fair and reasonable allowed.

8. PUBLIC HEARINGS DECLARED: DIRECTION TO PROVIDE NOICE OF THE RESOLUTION
   Pursuant to Section 170, Florida Statutes, notice of the District Assessments, to be held as follows:

NOTICE OF PUBLIC HEARINGS

   DATE: September 18, 2018

   TIME: 2:30 p.m.

   LOCATION: 1907 Town Assembly Center
   325 Landings Street
   St. Johns, Florida 32259

   The purpose of the public hearing is to hear comments and objections to the proposed special assessment, according to the preliminary assessment roll, a copy of which is on file and as hereinafter provided.

9. EFFECTIVE DATE.
   This Resolution shall become effective upon its adoption.
**Under The Bus Blues Band**

**Bill To:**
Marcy Pollicino  
Lifestyle Director  
RiverTown

---

**INVOICE**  
# 11/11/19

<table>
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<tr>
<th>Date:</th>
<th>Jul 26, 2019</th>
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<tr>
<td>Due Date:</td>
<td>Oct 11, 2019</td>
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<td>Balance Due:</td>
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**Item**  
Live Music - October 11th, 2019  
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<tr>
<td>2</td>
<td>$360.00</td>
<td>$720.00</td>
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Subtotal: $720.00  
Total: $720.00
BILL TO
RiverTown
Rivers Edge Shared CDD
475 West Town Place, Suite 114
Saint Augustine, FL 32092

DESCRIPTION
#57 - Standard Maintenance Contract September 2019

Invoice Notes:
Thank you for your business!

FROM
VerdeGo
PO Box 789
3335 North State Street
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

AMOUNT
$37,987.71

DUE DATE: 10/09/19

AMOUNT DUE THIS INVOICE
$37,987.71
Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

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

<table>
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<tr>
<th>Description</th>
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<tr>
<td>Field Operations Manager</td>
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<tr>
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<tr>
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<tr>
<td>Common Grounds Maintenance</td>
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<td>1,939.45</td>
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Thank you for your business.

Total $20,891.79
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 ______________________