Rívers Edge II Community Development District

November 20, 2019

Rivers Edge II

Community Development District

475 West Town Place, Suite 114, St. Augustine, Florida 32092 Phone: 904-940-5850 - Fax: 904-940-5899

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



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

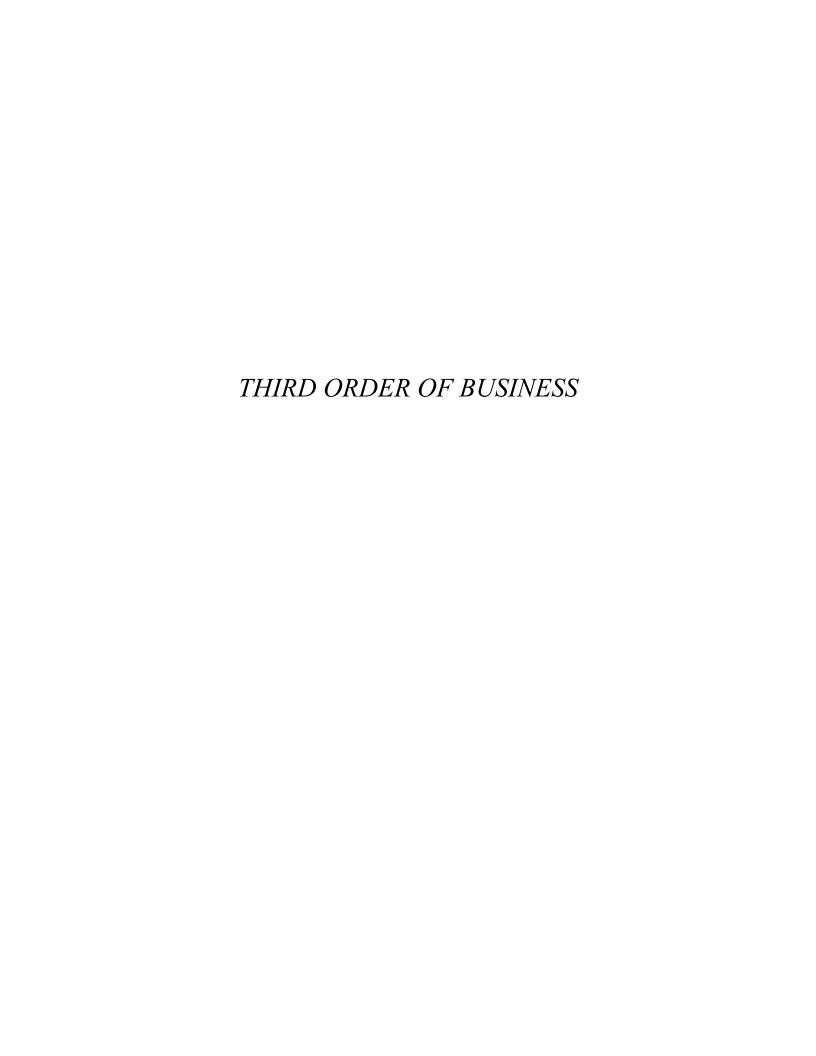
Staff Call In #: 1-888-394-8197

Passcode: 642203

Website: www.riversedge2cdd.com

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THE ST. AUGUSTINE RECORD Affidavit of Publication

RIVERS EDGE II CDD **475 WEST TOWN PLACE SUITE 114**

SAINT AUGUSTINE, FL 32092

ACCT: 34435 AD# 0003226567-01

PO#

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

STATE OF FLORIDA COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared 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 day of who is personally known to me who has produced as identification

(Signature of Notary Public)



NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSM RIVERS EDGE II COMMUNITY DE

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL! RIVERS EDGE II COMMUNITY DI

NOTICE OF REGULA

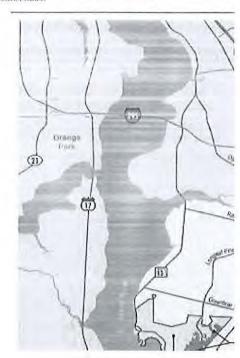
The Rivers Edge II Community Development District ("District") Board of Supervisors ("Board the Rivertown Amenity Center, 156 Landing Street, St. Johns, Florida 32259 to conside lien, and speeda assessments to secure proposed bonds on benefited lands within the District vide for the lesy, collection and enforcement of the special assessments. The District has prev Florida Statutes, adopted Resolution 2019-15, which, among other things, equalited and to 2020-01, the District's board of Supervisors finds it is in the District's best interests to declar onselv levy a new moster assessment lien due to changes in the development plan resulting in ment of the District's boundaries to include additional developable and assessable property. Forth in the District's boundaries to include additional developable and assessable property. Forth in the District's Master Improvement Plan Report dated October 9, 2019 (the "Improvement Plan Report dated October 9, 2019 (the "Improvement Plan Report is a season of the property to be assessed and the amount to be trict's Records Office located at 475 West Town Place, Sulte 114, St. Augustine, Florida 3209; tion, levy assessments as finally approved by the Board.

The District is a unit of special-purpose local government responsible for providing, in part, in ments included in the Improvement Plan are currently espected to include, but are not limit and expense. The provident of the industry of the provident of th

Product Type	Numb of Uni
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'+ Single Family	41

All amounts stated herein are subject to change and/or final determination at the public per parcel or product type is as set forth in the Assessment Report. The assessments may be prepaid in whole at any time, or in some instances in part, or may be debt to finance the Improvements. These annual assessments are anticipated to be collected choose to directly collect and enforce these assessments. All affected property owners have I the District within twenty (20) days of the publication of this notice. Notivithstanding the dobligation until the issuance of bonds, at while time the fixed assessment amounts securing I amounts will be determined at a public meeting, parsuant to a supplemental assessment use Assessments noticed herein. Please mute that the preceding statement only applies to capital ments and collect powers related to the operation and maintenance of the District. Also on Wednesday, November 20, 2019, at 10:30 a.m., at the Rivertown Amenity Center lie meeting to consider any other business that may lawfully be considered by the District. The anse with the provisions of Florida have for community development districts. The Board and to an unconnect at the meeting and/or bearings.

If anyone chooses to uppeal any decision of the Brard with respect to any matter considered at accordingly ensure that a verbuitin record of the proveedings is made, which includes the testing Any present requiring special according at the meeting or hearings because of a disability 48 hours prior to the meeting. If you are hearing or speech impoliced, please contact the Flori for aid in contacting the District Office.



HENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE EVELOPMENT DISTRICT

Pursuant to section 197.2632(4)(b), Plorida Statutes, by the evelopment district

RMRETING

17) will hold public hearings on Wednesday, November 20, 2019, at 10:80 a.m., at let the adoption of an assessment roll, the imposition of a master speedal assessment, a geographic depiction of which lands are to be assessed is shown below, and to prejously, after a hearing conducted in accordance with the previousler of Section 170.6, wied assessments against the lands then within the District. Pursuant to Resolution especial assessments, release the original moster assessment in, and contemporance higher maximum assessment level for certain product types and due to an amend-the streets and areas to be improved are depicted below and as more puriticularly settement Plan'. The public hearing is being conducted pursuant to Chapters 170, 190 assessed to each piece or parcel of properly may be ascertained by contineting the Dis-2, (904) 940-8850. At the conclusion of the public hearings the Board will, by resolu-

frustructure improvements for lands within the District. The infrastructure improved to, master drainage and stormwater management, master transportation, master be improvement Plan ("Improvements"), on file and available during marnal business

ner set forth in the District's Revised Master Special Assessment Methodology Report, al business hours from the District Records Office at the address provided above. The maximum assessments per parcel and platted unit for each land use category that is to be funded by the District will initially be determined on an equal assessment per described in more detail in the Assessment, Report, the District's assessments will be

maximum of thirty (30) years for the total debt allocated to each parcel. The District ant of debt to be assessed by the District, exclusive of anticipated fees and costs of column schedule of assessments is as follows ("Maximum Assessments"):

er	Net Annual Debt
ts	Service Assessment
	Per Unit
	\$1,359
()	\$1,271
	\$1,644
	\$2,016
	\$2,192
	\$2,740
	\$3,112

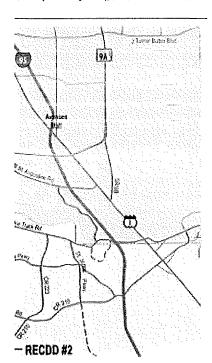
ic hearings and meeting identified above. Specific maximum amounts expected

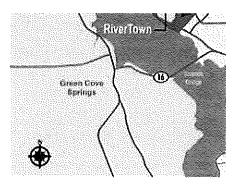
2 paid in not more than thirty (30) annual installments subsequent to the issuance of on the St. Julius County tax nell by the Tax Collector. Alternatively, the District may the right to appear at the pablic bearings and the right to file written objections with ascription of the Maximum Assessments berein, landowners will not have a payment those bearls, 2s well as 2 collection protector, will be deturmined. The fixed assessment platton, expineer's report and methodology but in no event will exceed the Maximum (debt) accessments and shall have no effect on the ability of the District to levy assessor.

r, 156 Landing Street, St. Johns, Florida S2259, the itoard will hold a regular pubic Board meeting and hearings are open to the public and will be outducted in accordcing and/or the public bearings may be continued in progress to a date and time ex-

the meeting or hearings, such person will need a record of the proceedings and should only and evidence upon which such appeal is to be based.

y or physical impairment abould contact the District Office at 1904) 940-8850 at least lida Refay Service by dialing 7-1-1, or 1-800-855-8771 (TFY) / 1-800-955-8770 (Voice)





VICINITY MAP

Exhi

RESOLUTION 2
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II
ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED INFROVERIENTS. THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MAN DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIL ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVID CONFLICTS, SEVERABILITY AND

WHERBAS, the Rivers Edge II Community Development District ("District") was established and unit of special-purpose government organized and existing under and pursuant to Chapter

cal unit of special-purpose government organized and existing under and pursuant to Chapter and WHEREAS, the District is authorized by Campter 190, Florido Statutes, to finance, fond, plan, including but not limited to transportation facilities, utility facilities, recreational facilities, as serving knots within, the District and WHEREAS, the District has previously determined to undertake, install, plan, establish, continuates and the improvement plan Report, do hibit A and incorporated herein by reference (and the improvements for the therein, termed to WHEREAS, it is in the best interest of the District to gay all or a portion of the roat of the Pt ("Assessments"); and WHEREAS, it is in the best interest of the District to gay all or a portion of the roat of the Pt ("Assessments"); and WHEREAS, the District is empowered by Chapter 190, Chapter 170, and Chapter 197, Florido or extend, equip, operate, and maintain the Project and to impose, levy and collect the Assessment WHEREAS, the District has previously, after a heoring conducted in accordance with the prevable, among other things, capalized and levied assessments against the lands there within the I WHEREAS, the to charges in the development plan and also due to an amendment of the D trict's Board of Supervisors bereby finds it is in the District's best interests to declare special a completed by Section 170.08 is adopted; and "Assessment Report"), and altacked hereto as Exhibit A, are ("Assessment Report"), and altacked hereto as Exhibit B, are hereby adopted by the District WHEREAS, this Reionation shall serve as the "resolution required to declare special assessme against those Parcels described in Exhibit C; and WHEREAS, as set forth in the Assessment Report attached hereto as Exhibit B and incorpore Town Place, Suite 14, St. Augustine, Plurida 520921 ("District Records Office"), the District () benefits from the Project will accurac to the property improved,

(i) benefits from the Project will accuse to the property improved,(ii) the amount of those henefits will exceed the amount of the Assessments,

(iii) the Assessments are fairly and reasonably alknexted.

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

LAUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECEIVALS. This Re-

1.AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF INCOPAIS. This Restation Chapters 170, 190 and 197. Florida Statutes. The recitals stated above are incorporated?

2. DECLARATION OF ASSESSMENTS. The Brand of Supervisors ("Buard") hereby écelar of a partian of the cust thereof by the Assessments.

3. DESIGNATING THE NATURE AND LOCATION OF PROJECT IMPROVEMENTS. described in Emblish A, which is on filen the Estitel Researds Office. Exhibit B and Exhibit 4. DECLARING THE TOTAL ESTIMATED COST OF THE PROJECT, THE PORTIO WHICH THE ASSESSMENTS ARE TO BE PAID.

A. The total estimated construction cost of the Project is 802,647,262.11 ("Estimated Cost"). B. The Assessments will defray approximately 844,876,000, which is the anticipated maximus well as other financing related costs, 2s set forth in Exhibit B.

C. The manner in which the Assessments shall be apportanted and paid is set forth in Exhibit the years in which the Assessments are earlied for enlicetion, the Assessments shall each be place at the same time and in the same manner as are advalocent taxes and collected pursuant ported valorent saxes sometists that excitate the Distribution by direct of the project of the project of the collection of the Assessments in the end of the project of the project of the paid in any given year, regardless of part practices.

5. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVI ingual contiguous or bounding and plothing plan is the intrinsical benefitted in 6.ASSESSMENT PLAT. Pursuant to System 170.04, Planial Statutes, there is on file, at the total plan and specific directions or bounding into high provenents or specially benefitted in 6.ASSESSMENT PLAT. Pursuant to System 170.04, Planial Statutes, there is on file, at the total plan and specific of band and the number of annual box allowers to the estimated cost of the Project, all of v. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Floride Statutes, the with the method of assessment described in Exhibit B hereta, which shows the late and and pared

er assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HE other psychistis of Fortide law, there are barely declared two (2) public bearings to be held as fi

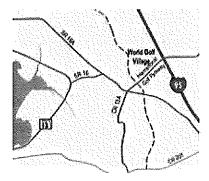
NOTICE OF PUBLIC HEARINGS

NOTICE OF PUBLIC HEARINGS DATE: November 20, 2019 TIME: 10:30 a.m. LOCATION: Rice/Town Amenity Center 156 Landing Street St. Johns, Florida 32259

The purpose of the public hearings is to hear comment, and objections to the proposed special 4 ment roll, a copy of which is on file at the District Records Office. Interested parties may a District Records Office. Interested parties may a District Records Office. Interested parties may a District Records Office. Interested parties may as Notice of said bearings shall be advertised in accordance with Chopsers 170, 190 and 197, Flori notice in a newspaper of general circulation within St. Johns County (by two (2) publications of the hearing established herein). The Estatict Bananger shall file probe by enall of the time and notice the annount of the assessment for each such property owner, a description of the area stained at the District Records Office. The District Manager shall file proof of such maling by off 9. PUBLICATION OF RESOLUTION. Pursuant to Section 170:05. Florida Statutes, the Disawk for two (2) weeks) in a newspaper of general circulation within St. Johns County and of the District.

10. CONFLICIS. All resolutions or parts thereof in conflict herewith are, to the extent of such the effectiveness of Resolution 2019-15.

11. SEVERABILITY. If any section or part of a section of this Resolution is declared invalidation of this Resolution shall and thereby he affected an immative unless it closely annexes that



blt 1

PROSSER

1020-01
COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL
IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE
4NER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID;
10; FROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY
DING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING
D AN EFFECTIVE DATE,

d by Ordinance 2018-20, as adopted by the S_1 Johns County Commission, and is a low 190, Florida Statutes, as amended, located entirely within S_1 Johns County, Florida;

, establish, acquire, install, equip, operate, extend, or construct certain improvements, and other infrastructure projects, and services recessitated by the development of, and

struct or reconstruct, enlarge or exterid, equip, acquire, operate, and/or maintain the ated Ostobor 9, 2019 ("Master Improvement Plan Report") attached hereto as Exhé "Project"); and reject by special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes

'n Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge

nts; and avisions of Section 170.08, Florida Statutes, adopted that certain Resolution 2019-15, District; and

District boundaries to include additional developable and assessable property, the Dis-essessments and replace the master assessment lien at such time as the resolution con-

d that certain Master Special Assessment Methodology Report, dated October 9, 2019 ; and ; and e Parcels described in Exhibit C attached hereto; and atts" contemplated by Section 170.09, Florida Statutes, for the assessment lien levied

ated berein by reference and on tile at Governmental Management Services, 475 West ; hereby finds and determines that:

OF RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT:

nolation is adopted parsannt to the provisions of Flatida law, including without limi-herein and are adopted by the Buard as true and correct statements, results it has determined to undertake all or a partion of the Project and to defray all

. The nature and general lucation of, and plans and specifications for, the Project are :C are also on file and available for public inspection at the same location.

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

or par value of any bunds and which includes all or a parties of the Estamated Cost, as

t B, as may be modified by supplemental assessment resolutions. Commencing with pold in not more than thirty (90) annual installments. The Assessments may be payat to Chapter 197, Novide Statistics; provided, however, that in the event the uniform trict in any year, or if determined by the District to be in its best interest, the Assessed bill. The decision to calced Assessments by any particular method a age, on the fax future years, and the District reserves the right in its sale distriction to select collection

ED. The Assessments shall be levied, within the District, on all lots and lands adjointerely and further designated by the assessment plot becomes provided for. District Records Office, an assessment plat showing the area to be assessed, with correlator open to inspisation by the public.

District Manager has caused to be made a preliminary assessment roll, in accordance insersed, the amount of benefit to and the maximum assessment roll of or led, which assessment roll is berely adopted and approved as the District's prelimina-

SARINGS., Parsment to Scetimy 170.07 and 197.3632(4)(b), Florida Statutes, among ollows:

assessment program for District improvements as identified in the preliminary assess-open at that hearing or submit their comments in writing price to the hearings at the

ida Statutes, and the District Manager is hereby authorized and directed to place said one (1) week spart with the first publication at least twenty (20) days prior to the date is the District Secretary verifying such publication of notice. The District Manager is a place of the hearing to the owners of all property to be assessed and include in account to be improved and notice that information concerning all assessments may be ascerbiast with the District Secretary, strict Manager is hereby directed to cause this Resolution to be published twice (once to provide such other notice as may be required by laye or desired in the best interests

in conflict, superseded and repealed. However, in no event shall this Resolution affect

or unconstitutional, the velidity, force, and effect of any other section or part of a sec-t such other section or vert of a section of this Resolution is wholly or incressable de-

pendent upon the section or part of a section so held to be invalid or unconstitutional.

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

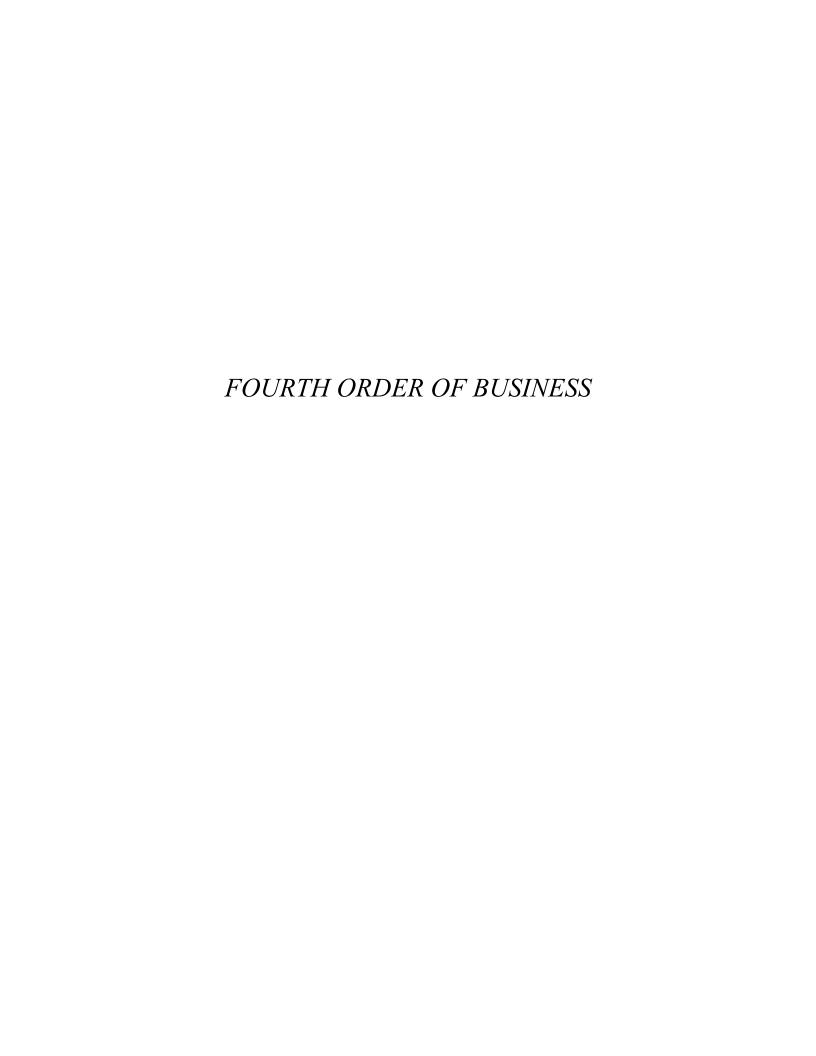
PASSED AND ADOPTED this 16th day of October, 2019.

RIVERS EDGE II COMMUNITY DEVELOPMENT DI /s/ Jason Sessions Chairperson, Board of Supervisors ATTEST: /s/ Ensisto Torres Asst. Signetary

Exhibit A: Master Improvement Plan Report , dated October 9, 2019
Exhibit C: Master Special Avessment Methodology Report , dated October 9, 2019
Exhibit C: Assessable Parcels

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STRICT		

0000226567 Onober 2330, 2019



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 SessionsChairmanLouis CowlingVice ChairmanJason ThomasSupervisorChris HendersonSupervisor

Also present were:

Jim PerryDistrict ManagerLauren GentryDistrict CounselRyan StilwellDistrict 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.

On MOTION by Mr. Sessions seconded by Mr. Cowling with all in favor the proposal from VerdeGo for landscape maintenance services related to Keystone Corner was approved.

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.

On MOTION by Mr. Sessions seconded by Mr. Thomas with all in favor the updated amenity policies and forms were approved.

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

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

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

THIRTEENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

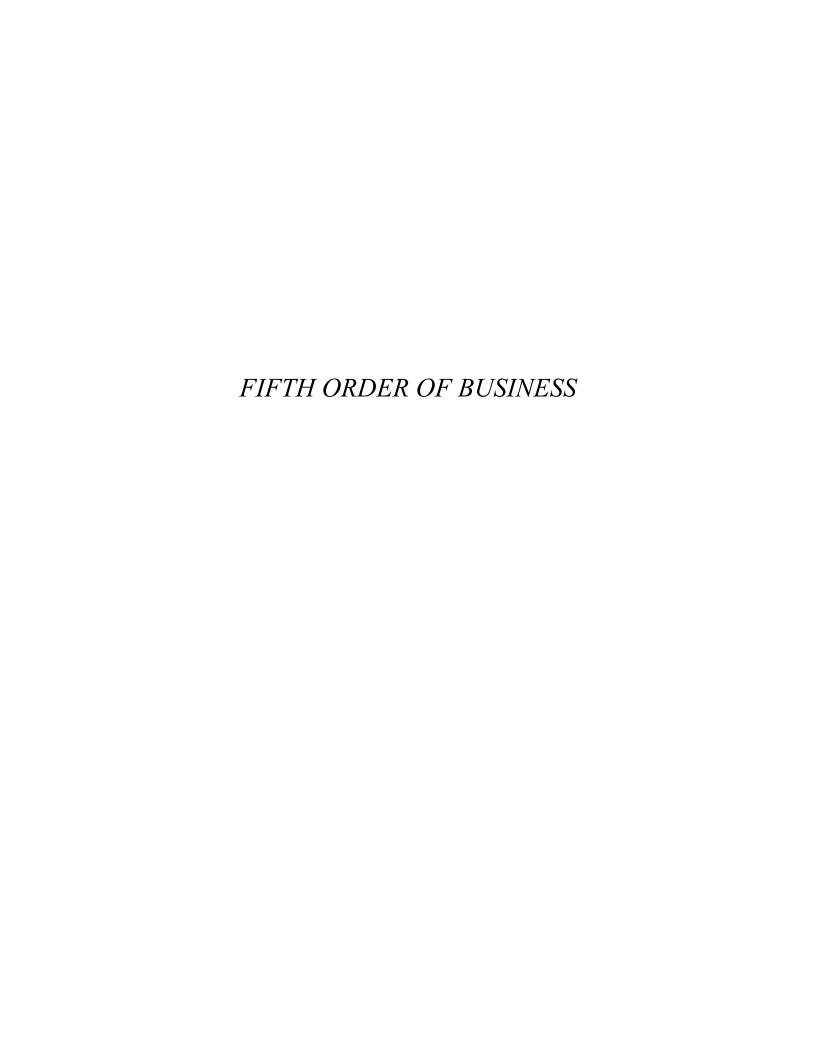
Mr. Jerry Meredith, 258 Perdido, stated there is a slippery sidewalk near my property where water pools and doesn't drain out.

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 garage whether it's their lunch garbage or just the product packaging. It's been constant for us.

On MOTION by Mr. Session in favor the meeting was adjo	s seconded by Mr. Cowling with all burned.
	<u>.</u>
Secretary/Assistant Secretary	Chairman/Vice Chairman



RESOLUTION 2020-03

RESOLUTION MAKING **CERTAIN FINDINGS**; AUTHORIZING AN IMPROVEMENT PLAN FOR THE MASTER ASSESSMENT AREA: ADOPTING A MASTER IMPROVEMENT **PROVIDING** AN **ESTIMATED** COST 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

term debt as actually issued by the District.

- b. *Prepayment.* Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question), attributable to the property subject to Debt Assessments owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a discount equal to all or a part of the payee's proportionate share of the cost of the Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the Project, upon payment in full of any Debt Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.
- c. Uniform Method; Alternatives. The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, Florida Statutes ("Uniform Method"). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, Florida Statutes. Such Debt Assessments may be subject to all of the collection provisions of Chapter 197, Florida Statutes. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- d. *Uniform Method Agreements Authorized.* For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.
- e. *Re-amortization*. Any particular lien of the Debt Assessments shall be subject to reamortization 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

Master Special Assessment Methodology Report, dated October 9, 2019

Exhibit B:

EXHIBIT A

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT MASTER IMPROVEMENT PLAN REPORT

Prepared for:

BOARD OF SUPERVISORS RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

Prepared by:

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

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INTRODUCTION

The Development

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

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

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

The Rivers Edge II Community Development District

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

PURPOSE AND SCOPE OF IMPROVEMENTS

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

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

Master Roadway Improvements

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

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

Minor Collector Roadways - Keystone Corners

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

Master Drainage Improvements

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

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

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

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

Master Recreation

RiverClub Amenity

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

Neighborhood Pocket Parks

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

Future Amenity

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

Master Landscape

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

STATUS OF CONSTRUCTION

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

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

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

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

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

X- Permit Issued

N/A - Not applicable

^{0 -} Not submitted

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

OWNERSHIP & MAINTENANCE

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

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

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

BASIS FOR THE COST OPINION

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

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

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

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

TABLE I RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT SUMMARY OF COST OPINIONS October 9, 2019

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

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

VICINITY MAP



Exhibit 1

PROSSER

RIVERTOWN Master **Development Plan** RiverTown Boundary Future CDD #3 Bartram Trail High School LEGEND CDD Boundary SJC Road Watersong HOA Road CDD Road Rivers Edge CDD Rivers Edge II CDD RT Fields -Future CDD #3 Popo Point School Site St. Johns River River House River Club Exhibit 2

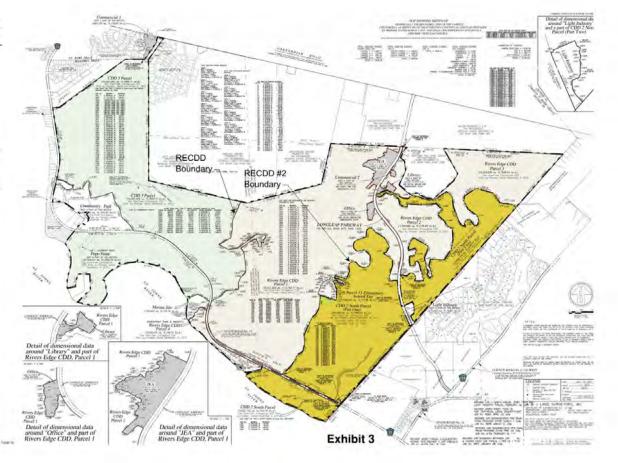
RIVERTOWN

RECDD #2 Boundary

LEGEND



PROSSER

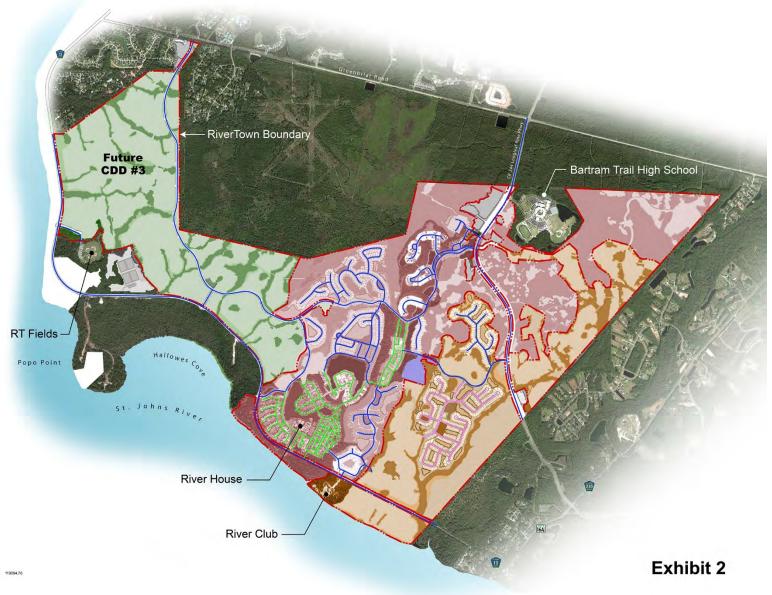




RIVERTOWN

Master Development Plan



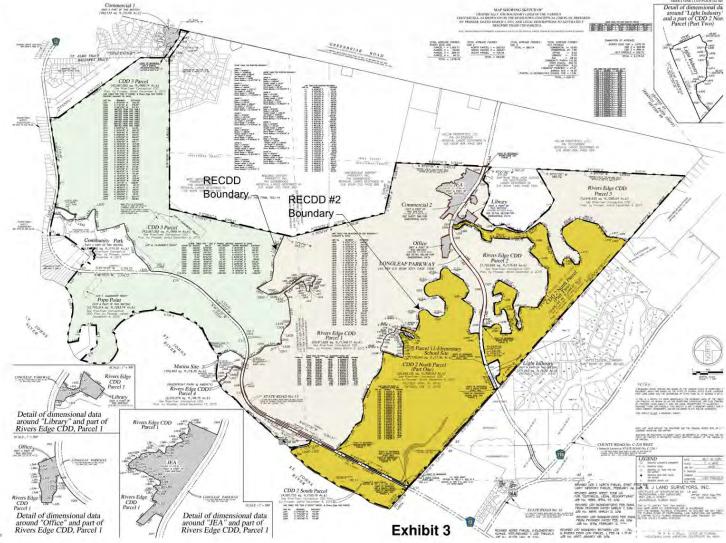


RIVERTOWN

RECDD #2 Boundary

LEGEND









RE II CDD MASTER PLAN

LEGEND

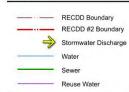






EXHIBIT B

RIVERS EDGE II Community Development District

Revised - Master Special Assessment Methodology Report

October 9, 2019

Prepared by

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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 1 Rivers Edge II CDD Land Use

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

^{*} Assumes Boundary Amendment is completed.

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

Prepared By

TABLE 2 Rivers Edge CDD Planned Development Program and ERU Allocations

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

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 3 Rivers Edge II CDD Infrastructure Cost Estimates

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

Total \$32,547,262

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

Prepared By

TABLE 4 Rivers Edge II CDD Financing Estimates

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

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

Development Type :	Number of Planned Units	ERU's Benefit <u>Per Unit</u>	Total <u>ERU's</u>	Allocation of Construction Costs	Allocation of Total Par Debt	Benefit per Unit	Allocation of Maximum Net Annual Debt Service	Debt Service Assessments per Unit Net
Residential Single Family								
30' - 39' lot 40' - 49' lot 50' - 59' lot 60' - 69' lot 70' - 79' lot 80' + lot	172 407 359 0 75 41	0.58 0.75 0.92 1.00 1.25 1.42	99.76 305.25 330.28 0.00 93.75 58.22	\$2,499,665 \$7,648,584 \$8,275,755 \$0 \$2,349,074 \$1,458,806	\$3,177,645 \$9,723,096 \$10,520,374 \$0 \$2,986,209 \$1,854,476	\$18,475 \$23,890 \$29,305 \$31,853 \$39,816 \$45,231	\$218,639 \$669,001 \$723,858 \$0 \$205,467 \$127,598	\$1,271 \$1,644 \$2,016 \$2,192 \$2,740 \$3,112
Townhouses	664	0.62	411.68	\$10,315,378	\$13,113,200	\$19,749	\$902,259	\$1,359
Total	1,718		1,298.94	\$32,547,262	\$41,375,000		\$2,846,823	

1) Total Construction Costs: \$32,547,262

2) Total Par Debt : \$41,375,000

3) Maximum annual debt service: \$2,846,823

Prepared By

TABLE 6 Rivers Edge II CDD Preliminary Assessment Roll

Property Owner	Property Owner Folio #		Assigned Annual <u>Assessment</u>
Mattamy Jacksonville, LLC	000700-0026	\$41,375,000	\$2,846,823

VICINITY MAP

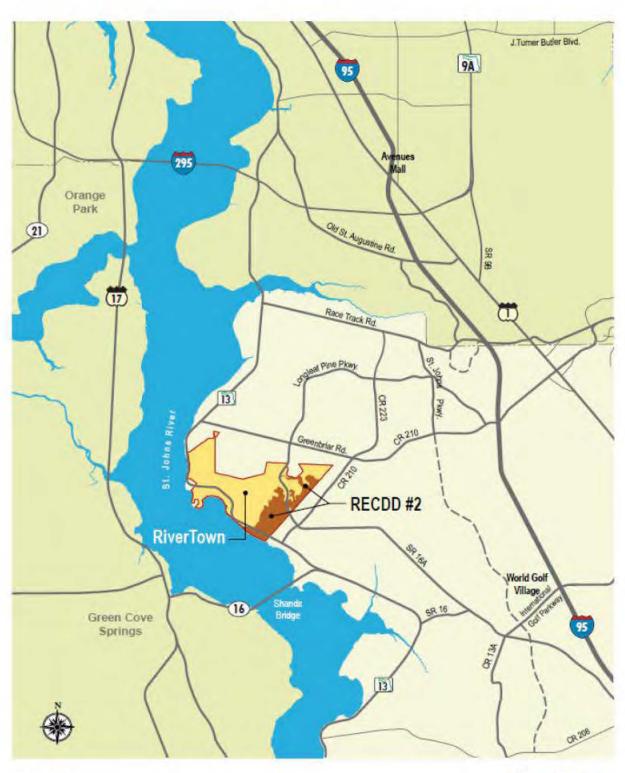


Exhibit 1

PROSSER

METES AND BOUNDS DESCRIPTION OF THE DISTRICT BOUNDARY, AS AMENDED

A & J Land Surveyors, Inc.

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

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

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

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

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

Course No. 2: run thence, North 63°27'26" West, along last said tangency, a distance of 3,097.61; thence departing 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 27°38'47" East, a distance of 540.78 feet, to a point; Course No. 4: run thence, North 59°45'43" East, a distance of 312.12 feet, to a point; Course No. 5: run thence, North 12°39'39" East, a distance of 376.82 feet, to a point; Course No. 6: run thence, North 03°30'59" West, a distance of 427.45 feet, to a point; Course No. 7: run thence, North 23°57'56" East, a distance of 932.43 feet, to a point; Course No. 8: run thence, North 48°02'01" East, a distance of 302.22 feet, to a point; Course No. 9: run thence, North 27°34'13" East, a distance of 248.54 feet, to a point;

Course No. 10: run thence, North 07°09'39" East, a distance of 674.95 feet, to a point, on the southerly line of "Parcel 11- Elementary School Site", as per the Sketch and Legal prepared by this Firm, dated April 28, 2016; run thence, along the southerly and easterly boundary of said "Parcel 11 - Elementary School Site", the following thirty-four (34) courses and distances:

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

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

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

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

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

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

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

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

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

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

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

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

Course No. 32: run thence, South 40°08'11" East, a distance of 55.96 feet, to a point; Course No. 33: run thence South 48°32'04" East, a distance of 42.75 feet, to a point;

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

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

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

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

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

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

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

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

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

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

Course No. 8: run thence, North 47°44'50" West, a distance of 397.82 feet, to a point; Course No. 9: run thence, South 79°35'12" West, a distance of 338.27 feet, to a point of curvature, of a non-tangent curve, leading northerly;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RiverTown

CDD 2 North Parcel (Part Two)

Legal Description

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

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

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

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

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

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

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

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

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

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

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

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

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

- Course No. 9: run thence, North 13°49'49" West, a distance of 781.90 feet, to a point;
- Course No. 10: run thence, North 26°34'55" West, a distance of 186.59 feet, to a point;
- Course No. 11: run thence, South 88°47'09" West, a distance of 122.09 feet, to a point;
- Course No. 12: run thence, South 02°39'03" East, a distance of 168.85 feet, to a point;
- Course No. 13: run thence, South 79°47'07" West, a distance of 272.38 feet, to a point;
- Course No. 14: run thence, North 03°20'11" West, a distance of 453.06 feet, to a point;
 - Course No. 15: run thence, North 70°43'23" East, a distance of 279.33 feet, to a point;
 - Course No. 16: run thence, North 16°19'31" East, a distance of 187.60 feet, to a point;
- Course No. 17: run thence, North 24°19'13" West, a distance of 149.38 feet, to a point;
- Course No. 18: run thence, South 68°51'10" West, a distance of 292.13 feet, to a point;
- Course No. 19: run thence, North 13°38'12" West, a distance of 149.11 feet, to a point;
 - Course No. 20: run thence, North 18°53'56" East, a distance of 352.75 feet, to a point;
 - Course No. 21: run thence, North 53°24'47" East, a distance of 191.55 feet, to a point;
- Course No. 22: run thence, South 60°33'16" East, a distance of 777.13 feet, to a point;
- Course No. 23: run thence, South 07°26'12" West, a distance of 305.56 feet, to a point;
- Course No. 24: run thence, South 23°58'41" West, a distance of 302.77 feet, to a point;
- Course No. 25: run thence, South 12°32'16" East, a distance of 202.43 feet, to a point;
- Course No. 26: run thence, South 05°17'38" East, a distance of 238.14 feet, to a point;
- Course No. 27: run thence, South 34°38'38" East, a distance of 224.18 feet, to a point;

- Course No. 28: run thence, South 19°14'38" West, a distance of 200.00 feet, to a point;
- Course No. 29: run thence, South 40°23'07" East, a distance of 230.60 feet, to a point;
 - Course No. 30: run thence, North 21°48'57" East, a distance of 189.20 feet, to a point;
- Course No. 31: run thence, North 16°20'18" West, a distance of 453.02 feet, to a point;
 - Course No. 32: run thence, North 13°50'18" East, a distance of 293.96 feet, to a point;
 - Course No. 33: run thence, North 86°03'49" East, a distance of 302.70 feet, to a point;
- Course No. 34: run thence, South 84°52'58" East, a distance of 380.67 feet, to a point;
 - Course No. 35: run thence, North 32°43'06" East, a distance of 602.21 feet, to a point;
 - Course No. 36: run thence, North 11°37'37" East, a distance of 479.70 feet, to a point;
- Course No. 37: run thence, North 02°28'12" West, a distance of 509.85 feet, to a point;
- Course No. 38: run thence, North 57°27'54" West, a distance of 225.81 feet, to a point;
- Course No. 39: run thence, North 41°14'43" West, a distance of 198.93 feet, to a point;
- Course No. 40: run thence, North 29°31'46" West, a distance of 167.20 feet, to a point;
- Course No. 41: run thence, North 47°51'57" West, a distance of 426.59 feet, to a point;
 - Course No. 42: run thence, North 37°53'43" East, a distance of 187.83 feet, to a point;
 - Course No. 43: run thence, North 24°23'32" East, a distance of 192.89 feet, to a point;
- Course No. 44: run thence, North 66°49'00" West, a distance of 104.59 feet, to a point;
- Course No. 45: run thence, North 42°22'42" West, a distance of 252.67 feet, to a point;
- Course No. 46: run thence, South 83°55'19" West, a distance of 634.42 feet, to a point;
- Course No. 47: run thence, North 86°16'49" West, a distance of 772.74 feet, to a point;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Course No. 8: run thence, South 70°08'51" East, a distance of 334.88 feet, to a point;
- Course No. 9: run thence, South 82°37'22" East, a distance of 405.56 feet, to a point;
- Course No. 10: run thence, North 56°48'12" East, a distance of 760.14 feet, to a point;
- Course No. 11: run thence, South 46°49'47" East, a distance of 365.43 feet, to a point;
- Course No. 12: run thence, South 08°21'43" East, a distance of 450.94 feet, to a point;
- Course No. 13: run thence, South 19°21'42" East, a distance of 754.67 feet, to a point;
- Course No. 14: run thence, South 35°33'27" East, a distance of 280.59 feet, to a point;
- Course No. 15: run thence, South 77°40'11" East, a distance of 178.16 feet, to a point;
- Course No. 16: run thence, North 24°47'28" West, a distance of 155.66 feet, to a point;
 - Course No. 17: run thence, North 33°07'50" East, a distance of 149.27 feet, to a point;
 - Course No. 18: run thence, North 82°41'58" East, a distance of 213.86 feet, to a point;
- Course No. 19: run thence, South 38°23'17" East, a distance of 332.83 feet, to a point;
 - Course No. 20: run thence, North 83°17'12" East, a distance of 176.85 feet, to a point;
 - Course No. 21: run thence, North 03°17'30" East, a distance of 303.94 feet, to a point;
- Course No. 22: run thence, North 27°42'41" West, a distance of 184.93 feet, to a point;
- Course No. 23: run thence, North 53°31'56" West, a distance of 505.15 feet, to a point;
- Course No. 24: run thence, North 29°20'18" West, a distance of 455.13 feet, to a point;
 - Course No. 25: run thence, North 12°00'41" East, a distance of 246.00 feet, to a point;
 - Course No. 26: run thence, North 56°00'07" East, a distance of 672.90 feet, to a point;
- Course No. 27: run thence, South 74°42'42" East, a distance of 840.14 feet, to a point;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A & J Land Surveyors, Inc.

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

RiverTown
CDD 2 South Parcel
Legal Description

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

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

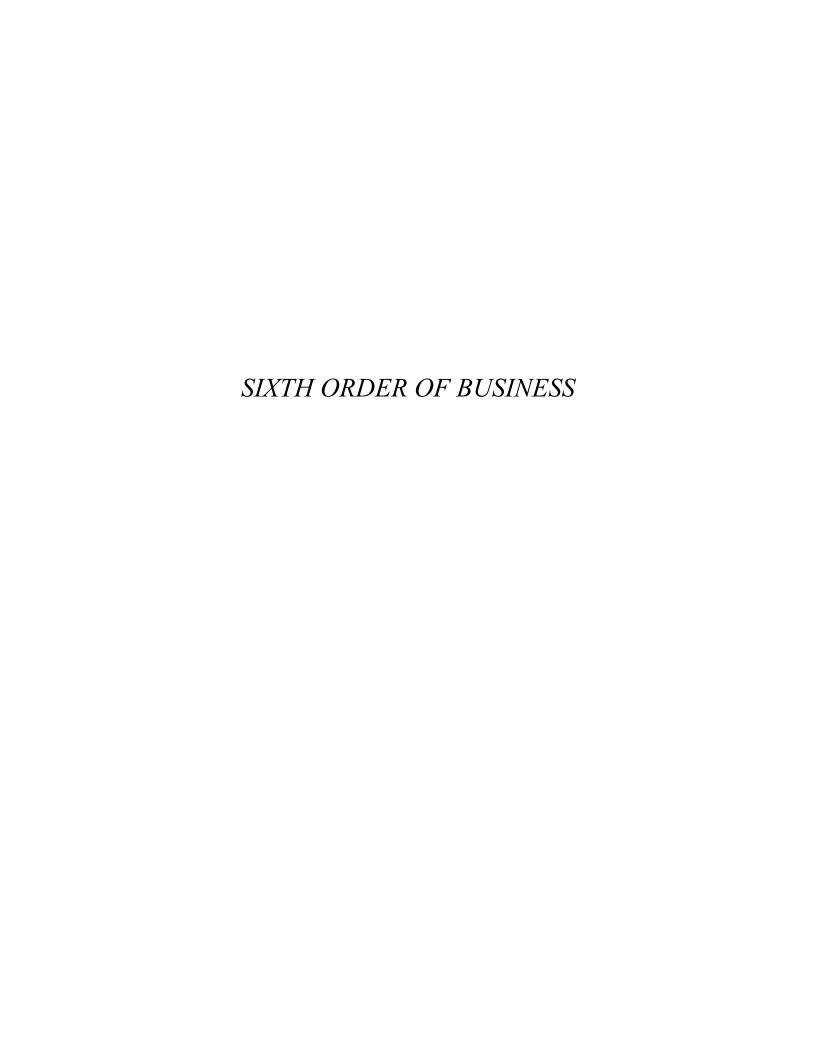
Course No. 1: run thence, along and around the arc of a curve, being concave southwesterly, and having a radius of 22,868.28 feet, through a central angle of 00°15'41" to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing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

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

Course No. 1: run thence, South 27°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.



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

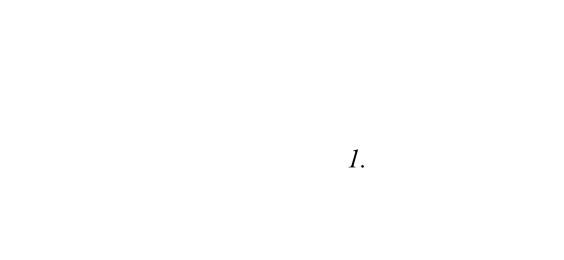
	Amended FY19 Budget	Increase/ (Decrease)	Amended FY19 Budget	9/30/19 Actuals
Revenues				
Developer Contributions	\$712,570	\$366,548	\$1,079,118	\$1,079,118
Café Revenue	\$145,830	\$0	\$145,830	\$126,187
Miscellaneous Revenue	\$0	\$0	\$0	\$5,266
Total Revenue	\$858,400	\$366,548	\$1,224,948	\$1,210,571
Expenditures				
<u>Administrative</u>				
Engineering	\$15,000	\$10,650	\$25,650	\$25,650
Arbitrage	\$600	(\$600)	\$0	\$0
Dissemination Agent	\$3,500	(\$3,500)	\$0	\$0
Attorney	\$20,000	\$47,835	\$67,835	\$67,835
Annual Audit	\$5,000	(\$2,000)	\$3,000	\$3,000
Trustee Fees	\$4,000	(\$4,000)	\$0 \$27.750	\$0 \$27.750
Management Fees	\$30,000	\$7,750	\$37,750	\$37,750
Construction Accounting	\$3,500 \$1,200	(\$3,500) \$0	\$0 \$1,200	\$0 \$1.200
Information Technology Telephone	\$1,200 \$300	\$0 \$0	\$1,200 \$300	\$1,200 \$0
Postage	\$300 \$1,500	\$0 \$0	\$1,500	\$0 \$0
Printing & Binding	\$1,000	\$713	\$1,713	\$1,713
Insurance	\$5,800	\$0	\$5,800	\$5,000
Legal Advertising	\$4,000	(\$149)	\$3,851	\$3,851
Other Current Charges	\$600	\$1,919	\$2,519	\$2,519
Office Supplies	\$1,000	(\$1,000)	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$175
Website design/compliance	\$4,500	\$0	\$4,500	\$1,750
Total Administrative	\$101,675	\$54,118	\$155,793	\$150,443
Field Operations				
Cost Share (Roads/Stormwater)	\$131,708	\$0	\$131,708	\$131,708
General & Lifestyle Manager (Vesta)	\$62,980	\$0	\$62,980	\$57,732
Facility/Hospitality Staff (Vesta)	\$62,242	\$0	\$62,242	\$57,055
Field Operations Management (Vesta)	\$31,020	\$0	\$31,020	\$27,143
Community Facility Staff	\$27,964	\$0	\$27,964	\$25,634
Security Monitoring	\$5,000	\$0	\$5,000	\$0
Telephone	\$5,000	\$6,117	\$11,117	\$11,117
Insurance	\$44,371	\$0	\$44,371	\$44,371
Landscape Maintenance	\$45,000	\$291,925	\$336,925	\$336,925
General Facility & Common Grounds Maint	\$23,273	\$0	\$23,273	\$19,395
Pool Maintenance(Vesta & Poolsure)	\$25,000	(\$2,920)	\$22,080	\$22,080
Pool Chemicals	\$10,000	(\$10,000)	\$0	\$0
Lake Maintenance	\$0	\$600	\$600	\$600
Janitorial Services (Vesta)	\$29,258	\$0 (#2.275)	\$29,258	\$26,820
Window Cleaning	\$3,500	(\$3,275)	\$225	\$225
Propane Gas	\$750	(\$750)	\$0 \$16.619	\$0 \$16.619
Electric	\$20,000	(\$3,382)	\$16,618	\$16,618

Rivers Edge II Community Development District FY2019 Budget Amendment #2

	Amended FY19 Budget	Increase/ (Decrease)	Amended FY19 Budget	9/30/19 Actuals
	Duuget	(Decrease)	Duuget	Actuals
Sewer/Water/Irrigation	\$30,000	(\$7,738)	\$22,262	\$22,262
Repair and Replacements	\$5,000	\$29,952	\$34,952	\$32,583
Refuse	\$5,340	\$699	\$6,039	\$6,039
Pest Control	\$1,140	\$325	\$1,465	\$1,465
License/Permits	\$1,500	(\$1,500)	\$0	\$0
Other Current	\$1,000	(\$1,000)	\$0	\$0
Special Events	\$10,000	\$36,610	\$46,610	\$46,610
Landscape Replacements	\$500	(\$500)	\$0	\$0
Office Supplies/Postage	\$500	\$96	\$596	\$596
Café Costs- Equipment Purchases	\$0	\$17,802	\$17,802	\$17,802
Café Costs- labor/food/beverage/COGS	\$174,678	(\$40,629)	\$134,049	\$134,049
Total Field	\$756,725	\$312,430	\$1,069,155	\$1,038,826
Total Expenditures	\$858,400	\$366,549	\$1,224,949	\$1,189,270
Excess Revenues (Expenditures)	(\$0)	(\$0)	(\$0)	\$21,302









Date of report: 11/20/19 Submitted by: Jason Davidson

RiverClub update / No Board action required: Nothing to report at this time.

Usage

October'19	November	December	January'20	February	March	April	May	June	July	August	September	
1670												
											FY 20 Total	1670

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





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 Report:



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.
- 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.
- 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.
- 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



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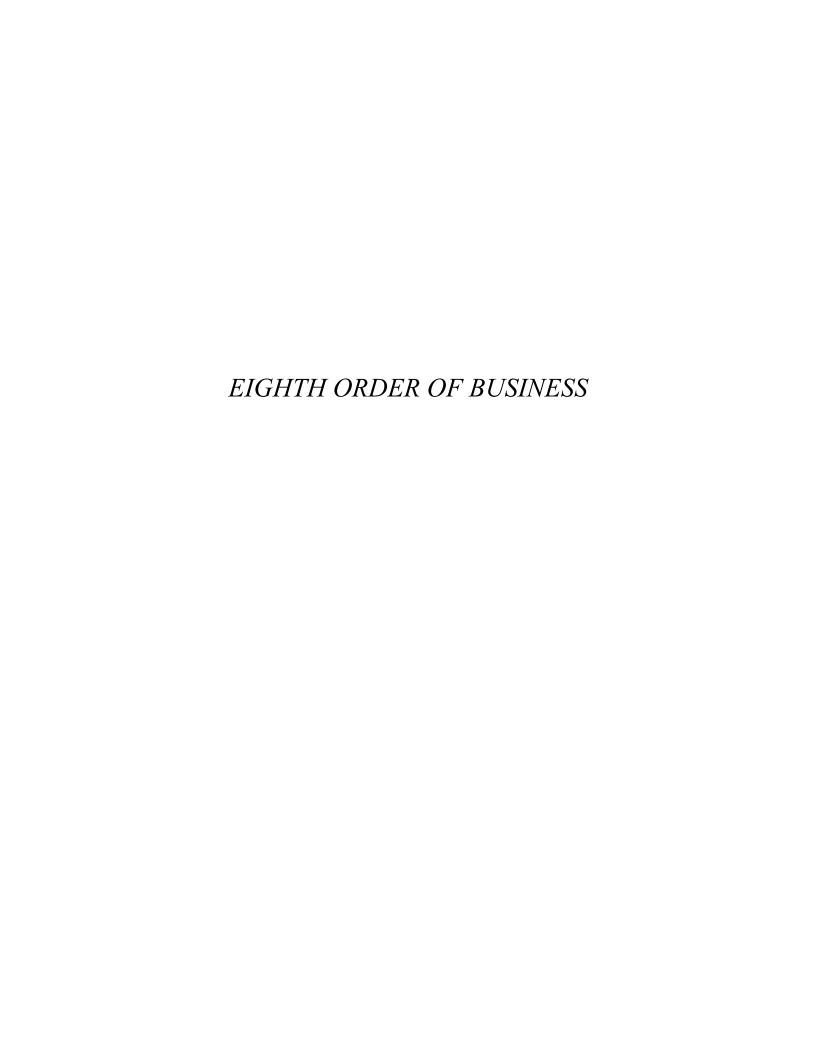
Landscape Maintenance Proposal

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

Contact Name: Louis Cowling Property Address: 39 Riverwalk Blvd.

E-mail: louis.cowling@mattamycorp.com St. Johns, FL 32259

Services	Frequency	Amount
Full Service Maintenance	38	\$20,932.60
Detail: Shrubs and Beds	12	\$4,656.60
Irrigation Management	12	\$3,239.52
Chemical/Fertilization Program - St. Augustine Turf	6	\$7,359.84
Shrub, Tree, and Palm Fertilization Program	2	\$1,599.96
Sabal Palm Pruning: Qty 15	1	\$379.99
Pine Straw Installation: 1400 bales	1	\$8,866.45
MONTHLY II	NVESTMENT	<u>\$3,919.58</u>
ANNUAL I	NVESTMENT	<u>\$47,034.96</u>



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

	General
Assets:	
Cash	\$17,983
Due From Developer	\$617,231
Due from Other	\$25
Due from Vesta- Café	
Assessment Receivable	
Prepaid Expenses	\$3,097
Total Assets	\$638,336
Liabilities:	
Accounts Payable	\$197,011
Accrued Expenses	
Deferred Revenue	\$235,676
Due to Vesta- Café	\$3,518
Due to Debt Service	
Due to Rivers Edge CDD	\$166,639
Fund Balances:	
Nonspendable	
Restricted for Debt Service	
Unassigned	\$35,492
Total Liabilities and Fund Equity	\$638,336

Statement of Revenues & Expenditures

For The Period Ending September 30, 2019

		PRORATED		
	AMENDED	BUDGET	ACTUAL	
Description	BUDGET	THRU 09/30/19	THRU 09/30/19	VARIANCE
Revenues:				
Developer Contrubutions	\$712,570	\$712,570	\$1,079,118	\$366,548
Café Revenues	\$145,830	\$145,830	\$126,187	(\$19,643)
Miscellaneous Income	\$0	\$0	\$5,266	\$5,266
Total Revenues	\$858,400	\$858,400	\$1,210,571	\$352,171
Expenditures				_
Administrative				
Engineering	\$15,000	\$15,000	\$25,650	(\$10,650)
Arbitrage	\$600	\$600	\$0	\$600
Dissemination Agent	\$3,500	\$3,500	\$0	\$3,500
Attorney	\$20,000	\$20,000	\$67,835	(\$47,835)
Annual Audit	\$5,000	\$5,000	\$3,000	\$2,000
Trustee Fees	\$4,000	\$4,000	\$0	\$4,000
Management Fees	\$30,000	\$30,000	\$37,750	(\$7,750)
Construction Accounting	\$3,500	\$3,500	\$0	\$3,500
Information Technology	\$1,200	\$1,200	\$1,200	\$0
Telephone	\$300	\$300	\$0	\$300
Postage	\$1,500	\$1,500	\$0	\$1,500
Printing & Binding	\$1,000	\$1,000	\$1,713	(\$713)
Insurance	\$5,800	\$5,800	\$5,000	\$800
Legal Advertising	\$4,000	\$4,000	\$3,851	\$149
Other Current Charges	\$600	\$600	\$2,519	(\$1,919)
Office Supplies	\$1,000	\$1,000	\$0	\$1,000
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website design/compliance	\$4,500	\$4,500	\$1,750	\$2,750
Total Administrative	\$101,675	\$101,675	\$150,443	(\$48,768)

Statement of Revenues & Expenditures

For The Period Ending September 30, 2019

Description	AMENDED BUDGET	PRORATED BUDGET THRU 09/30/19	ACTUAL THRU 09/30/19	VARIANCE
Field Operations				
Cost Share (Roads/Stormwater)	\$131,708	\$131,708	\$131,708	\$0
General & Lifestyle Manager (Vesta)	\$62,980	\$62,980	\$57,732	\$5,248
Facility/Hospitality Staff (Vesta)	\$62,242	\$62,242	\$57,055	\$5,187
Field Operations Management (Vesta)	\$31,020	\$31,020	\$27,143	\$3,878
Community Facility Staff	\$27,964	\$27,964	\$25,634	\$2,330
Security Monitoring	\$5,000	\$5,000	\$0	\$5,000
Telephone	\$5,000	\$5,000	\$11,117	(\$6,117)
Insurance	\$44,371	\$44,371	\$44,371	\$0
Landscape Maintenance	\$45,000	\$45,000	\$336,925	(\$291,925)
General Facility & Common Grounds Maint	\$23,273	\$23,273	\$19,395	\$3,879
Pool Maintenance(Vesta & Poolsure)	\$25,000	\$25,000	\$22,080	\$2,920
Pool Chemicals	\$10,000	\$10,000	\$0	\$10,000
Lake Maintenance	\$0	\$0	\$600	(\$600)
Janitorial Services (Vesta)	\$29,258	\$29,258	\$26,820	\$2,438
Window Cleaning	\$3,500	\$3,500	\$225	\$3,275
Propane Gas	\$750	\$750	\$0	\$750
Electric	\$20,000	\$20,000	\$16,618	\$3,382
Sewer/Water/Irrigation	\$30,000	\$30,000	\$22,262	\$7,738
Repair and Replacements	\$5,000	\$5,000	\$32,583	(\$27,583)
Refuse	\$5,340	\$5,340	\$6,039	(\$699)
Pest Control	\$1,140	\$1,140	\$1,465	(\$325)
License/Permits	\$1,500	\$1,500	\$0	\$1,500
Other Current	\$1,000	\$1,000	\$0	\$1,000
Special Events	\$10,000	\$10,000	\$46,610	(\$36,610)
Landscape Replacements	\$500	\$500	\$0	\$500
Office Supplies/Postage	\$500	\$500	\$596	(\$96)
Café Costs- Equipment Purchases	\$0	\$0	\$17,802	(\$17,802)
Café Costs- labor/food/beverage/COGS	\$174,678	\$174,678	\$134,049	\$40,629
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	

General Fund

Month By Month Income Statement Fiscal Year 2019

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Developer Contributions	\$76.915	\$63,935	\$15,069	\$51,624	\$0	\$110.899	\$17.802	\$281,783	\$79,536	\$0	\$175.651	\$205,904	\$1,079,118
Café Revenues	\$10,228	\$7.032	\$7.095	\$5,303	\$5.866	\$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	\$550	\$180	\$565	\$5,266
Miscellaneous meome	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ψ3,771	ΨΟ	ΨΟΟΟ	Ψ100	Ψ505	Ψ5,200
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:													
<u>Administrative</u>													
Engineering	\$1,480	\$370	\$0	\$837	\$833	\$0	\$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	\$0
Dissemination Agent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$0	\$2,389	\$1,477	\$4,318	\$7,339	\$3,123	\$2,414	\$3,188	\$6,855	\$10,604	\$13,663	\$12,465	\$67,835
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$0	\$3,000
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,750	\$3,750	\$3,750	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$6,500	\$2,500	\$2,500	\$2,500	\$37,750
Construction Accounting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Information Technology	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$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	\$294	\$215	\$132	\$7	\$288	\$219	\$1	\$0	\$184	\$122	\$118	\$134	\$1,713
Insurance	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Legal Advertising	\$81	\$413	\$81	\$0	\$81	\$81	\$81	\$0	\$76	\$292	\$2,558	\$108	\$3,851
Other Current Charges	\$76	\$78	\$105	\$74	\$266	\$48	\$852	\$37	\$47	\$40	\$53	\$843	\$2,519
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Website design/compliance	\$0	\$0	\$0	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
Total Administrative	\$10,955	\$7,315	\$5,645	\$9,585	\$11,407	\$6,070	\$10,519	\$8,178	\$15,343	\$18,037	\$26,090	\$21,300	\$150,443

Rivers Edge II Community Development District **General Fund**

Month By Month Income Statement Fiscal Year 2019

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Field Operations													
Cost Share (Roads/Stormwater)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,805	\$43,903	\$0	\$0	\$0	\$131,708
General & Lifestyle Manager (Vesta)	\$0	\$5,248	\$5,248	\$5,248	\$5,248	\$5,248	\$5,248	\$5,248	\$5,248	\$5,248	\$5,248	\$5,248	\$57,732
Facility/Hospitality Staff (Vesta)	\$0	\$5,187	\$5,187	\$5,187	\$5,187	\$5,187	\$5,187	\$5,187	\$5,187	\$5,187	\$5,187	\$5,187	\$57,055
Field Operations Management (Vesta)	\$0	\$2,585	\$2,585	\$1,293	\$2,585	\$2,585	\$2,585	\$2,585	\$2,585	\$2,585	\$2,585	\$2,585	\$27,143
Community Facility Staff	\$0	\$2,330	\$2,330	\$2,330	\$2,330	\$2,330	\$2,330	\$2,330	\$2,330	\$2,330	\$2,330	\$2,330	\$25,634
Security Monitoring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$896	\$897	\$897	\$897	\$938	\$945	\$938	\$951	\$937	\$937	\$941	\$941	\$11,117
Insurance	\$44,371	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,371
Landscape Maintenance (Brightview)	\$3,525	\$0	\$0	\$36,174	\$36,174	\$39,730	\$37,560	\$36,430	\$36,999	\$36,174	\$36,174	\$37,988	\$336,925
General Facility Maint/Common Grounds Maint	\$0	\$1,939	\$1,939	\$1,939	\$970	\$970	\$1,939	\$1,939	\$1,939	\$1,939	\$1,939	\$1,939	\$19,395
Pool Maintenance(Vesta)	\$2,414	\$2,559	\$1,839	\$1,164	\$1,839	\$1,234	\$1,839	\$1,839	\$1,839	\$1,839	\$1,839	\$1,839	\$22,080
Pool Chemicals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$0	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$300	\$0	\$0	\$0	\$600
Janitorial Services (Vesta)	\$0	\$2,438	\$2,438	\$2,438	\$2,438	\$2,438	\$2,438	\$2,438	\$2,438	\$2,438	\$2,438	\$2,438	\$26,820
Window Cleaning	\$0	\$0	\$0	\$225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$225
Propane Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$1,227	\$2,348	\$1,309	\$1,515	\$1,398	\$1,190	\$1,043	\$1,215	\$1,330	\$1,335	\$1,385	\$1,325	\$16,618
Sewer/Water/Irrigation	\$999	\$2,199	\$1,992	\$1,217	\$990	\$759	\$1,063	\$1,979	\$3,087	\$4,357	\$2,345	\$1,275	\$22,262
Repair and Replacements	\$216	\$193	\$103	\$173	\$2,367	\$2,385	\$1,897	\$903	\$759	\$2,454	\$19,407	\$1,725	\$32,583
Refuse	\$445	\$459	\$466	\$444	\$1,006	\$108	\$517	\$1,042	\$0	\$1,030	\$0	\$522	\$6,039
Pest Control	\$95	\$95	\$395	\$95	\$95	\$95	\$310	\$95	\$95	\$95	\$0	\$0	\$1,465
License/Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$2,230	\$15,644	\$8,905	\$1,004	\$1,841	\$5,159	\$683	\$2,760	\$2,051	\$2,748	\$695	\$2,890	\$46,610
Landscape Replacements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies/Postage	\$12	\$209	\$0	\$35	\$94	\$35	\$35	\$35	\$35	\$0	\$35	\$70	\$596
Café Costs- Equipment Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$17,802	\$0	\$0	\$0	\$0	\$0	\$17,802
Café Costs- labor/food/beverage/COGS	\$7,060	\$7,317	\$8,224	\$5,023	\$3,320	\$8,284	\$10,986	\$15,923	\$17,101	\$18,073	\$16,902	\$15,836	\$134,049
Total Field Operations	\$63,490	\$51,949	\$43,858	\$66,401	\$68,820	\$78,682	\$94,400	\$170,705	\$128,165	\$88,769	\$99,450	\$84,137	\$1,038,826
Total Expenditures	\$74,445	\$59,265	\$49,503	\$75,987	\$80,226	\$84,753	\$104,919	\$178,883	\$143,507	\$106,806	\$125,540	\$105,437	\$1,189,270
Excess Revenues (Expenditures)	\$12,698	\$11,703	(\$27,339)	(\$19,060)	(\$74,360)	\$36,307	(\$76,195)	\$121,769	(\$50,292)	(\$93,491)	\$64,428	\$115,134	\$21,302

Rivers Edge II Community Development District Developer Funding

Funding Request	Date of	Wire Date Received	Total Funding Request	Funding Funding Request Request		Balance (Due From Developer)/
#	Request	Developer	FY 18	FY 19	FY 20	Due To
2	9/4/18	9/28/18	\$115,948.57			\$0.00
3 4	10/9/18 11/5/18	11/15/18 11/20/18	\$38,945.20	\$76,914.90		\$0.00 \$0.00
5 6	12/11/18 2/12/19	1/30/19 3/1/19		\$79,004.22 \$51,623.66		\$0.00 \$0.00
7 *	3/12/19 4/18/19	3/28/19 4/22/19		\$38,089.40 \$17,801.50		\$0.00 \$0.00
8 9	4/5/19 6/4/19	5/24/19 7/3/19		\$72,809.86 \$100,878.17		\$0.00 \$0.00
10 11	7/8/19 8/12/19	8/9/19 9/13/19		\$180,905.09 \$79,536.25		\$0.00 \$0.00
12 13	9/11/19 10/8/19	, ,		\$85,465.61 \$90,185.29	\$126,512.20	\$85,465.61 \$216,697.49
14	11/12/19		\$315,067.99	\$205,904.40	\$126,512.20 \$109,163.59	\$315,067.99
Due from De	veloper		\$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.



FY2019 Funding Request #14 13-Nov-19

Vendor	Amo	unt
1 A-Z Lighting Associates	ě	20.00
Replace Bad Motor 10/30/19	\$	30.00
2 Dade Paper & Bag, LLC		
Janitorial Supplies Inv #14069964 10/8/19	\$	53.91
Janitorial Supplies Inv #14072865 10/10/19	\$	62.90
Janitorial Supplies Inv #14086522 10/16/19	\$	54.02
Janitorial Supplies Inv #14089928 10/17/19	\$ \$	106.86
Janitorial Supplies Inv #14093736 10/18/19		39.29
Janitorial Supplies Inv #14120336 10/30/19	\$	103.92
3 Department of Economic Opportunity		
FY 2020 Special District Fee Inv #74735 10/1/19	\$	175.00
4.0		
4 Governmental Management Services	ሖ	3 505 20
Novemeber Management Inv #19 11/1/19	\$	3,505.28
5 Hopping Green & Sams		
September Boundary Amendment Inv #110444 10/14/19	\$	1,131.50
September General Counsel Inv #110442 10/14/19	\$	4,912.00
September General Counsel Inv #110443 10/14/19	\$	6,421.46
6 Hulihan Territoy, Inc		
Christmas Lights/Decor Inv #80305 11/12/19	\$	5,140.00
7 KAD Electric Company		
Add Outlets to Hood System Inv #4212 10/23/19	\$	9,780.00
8 Live Entertainment Solutions		
Dj Trivia 10/27/19 Inv #822	\$	350.00
ο _ι πινια το <i>ι τι η το</i> το	Ф	330.00
9 Patrick Mullen		
Santa Claus 12/7/19 10/11/19	\$	350.00
10 Sharon Mullen		
Mrs. Claus 12/7/19 10/14/19	\$	150.00
11 Poolsure		
Novemeber Pool Chemicals Inv #131295589358 11/1/19	\$	675.00
12 Prosser Contember Professional Sawigas Inv #43937 10/17/10	\$	E 150.00
September Professional Services Inv #42827 10/17/19	ф	5,150.08
13 Tech X Services LLC		
Café Equipment 6/19/19	\$	575.00

Total Amount Due	\$	315,067.9
Café Equipment Inv #432346 8/26/19	\$	9,607.0
20 Tech X Services LLC		
Programmed & Delivered 56 AMP VFD Inv #25749 7/29/19	\$	1,750.0
19 Vak Pak Inc Manufacturing		
Riverclub Café Reconciliation Aug-Oct Inv #362712 10/31/19	\$	9,550.8
September PassThru Inv #361737 9/30/19	\$	221.1
November RiverClub Invoice Inv #361989 11/1/19	\$	23,798.1
18 Vesta		
Remove Plants Median Inv #1545 10/21/19	4	1,920.0
Tree Removal/Replacement Inv #1582 10/23/19 Remove Plants Median Inv #1545 10/21/19	\$ \$	1,900.0
November Landscape Maintenance Inv #1694B 11/1/19	\$	42,058.9
17 Verdego		10.05.3
monding deletee the mothodoo 10/0/10	Ą	93.0
16 Turner Pest Control Monthly Service Inv #6143099 10/9/19	\$	95.0
Notice Spec Assessment Inv #I03226567 10/23/19	Þ	3,015.6
Notice of Meeting 10/16/19 Inv #I03222232 10/9/19	\$ \$	80.7
Boundry Amendment Inv #103221351 9/18/19	\$	1,436.0
15 The St.Augustine Record		
May Landscape Maintenance Inv #534-B 5/2/19	\$	36,173.6
April Landscape Maintenance Inv #291-A 4/1/19	\$	36,173.6
March Landscape Maintenance Inv #13985 3/1/19	\$	36,173.6
February Landscape Maintenance Inv #13704 2/1/19	\$	36,173.6
January Landscape Maintenance Inv #13367 1/1/19	\$	36,173.6

RBK:

Wells Fargo, N.A.

ABA:

121000248

ACCT:

4502200595

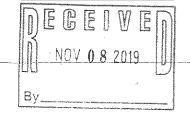
ACCT NAME: RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

Signature:

Chairman/Vice Chairman

Signature:

Secretary/Asst. Secretary



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

INVOICE

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 1.32.572.60

87

Quantity	ITEM / DESCRIPTION	Price	To	otal
			\$	_
1	F582-GL		\$	
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	Replacement - Bad Motor		\$	
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		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 Carlbbean

SPECIAL INSTRUCTIONS

Dadw Paper & Bag, LLC dba Imperial Dade 4102-7 BULLS BAY HWY. JACKEONVILLE, FL BEEL ?

ORDER NO. ORDER DATE INVOICE NO. 138090 10/08/14 14069964 CUSTOMER NO. SHIP DATE SOURCE PAG 541626 10/09/19

JACKSONVILLE, FL

PHONE (904) 783-9490

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P

ROUTE: STOP

FAX (904) 783-4181

INVOICE

S 0 D 0

ALVERS EDGE CDD

RIVERTOWN ATS WITOWN PLACE STE 114 ST AUGUSTINE, FL 32092, 1300

CUNTACT: DANIEL LAUGHLIN

PHONE: 7049405858

RIVERS EDGE CUD 160 RIVERGLADE RUN

SHIP VIA

13 OUR TRUCK

ACCT REPITAX CODE

534

JASCH DAVIDSON

QUANTITY QUANTITY UNIT SHIPPED ORDERED

DESCRIPTION

PACK / SIZE

P.O./CONTRACT NO.

10.8.19 CDDC

UBA:

 $\mathbb{G}(\mathbb{C})$ CUBE / WEIGHT UNIT PRICE

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PRODUCT

NUMBER

BOLLTO 1001173

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EACH CYOSOO4 BLUE E4"X1" FIRERGLASSHANDLE - EAC

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OCT 11 2019

JANITORIAL SUPPLIES RECODITE Cive #2 mispich

SUB TOTAL

PER MONTH LATE PAYMENT CHARGE.

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்.≣் тах FREIGHT

1 TOTAL PIECES

TOTAL D

NO SHORTAGE CLAIMS ALLOWED AFTER SIGNING OF THIS INVOICE



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

JACKSONVILLE, FL

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



ORDER NO. ORDER DATE 141433 10/09/19 CUSTOMER NO. SHIP DATE **E41626** 10/10/19 INVOICE NO. INVOICE DATE 14072865 10/10/19 SOURCE C/S REP PAGE

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997C I

PHONE (904)783-9490

FAX (904)783-4181



LIVERS EDGE CDD UVERTOWN F75 W TOWN PLACE STE 114 IT ALBUSTINE, FL 32092, LIBA CONTACT: DANIEL LAUGHLIN

PHONE: 904940ESES

RIVERS EDGE CDD II RIVERS EDGE CDD 140 RIVERGLADE RUN BT JOHNS, FL IZ259,

LISA

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SPECIAL INSTRUCTIONS

STOP ROUTE 72.24

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SHIP VIA 14 DUR TRUCK

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TERMS

NET 30 DAYS

QUANTITY QUANTITY UNIT SHIPPED ORDERED

DESCRIPTION

PACK / SIZE

CUBE / WEIGHT

UNIT PRICE

AMOUNT

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ATE PAYMENT CHARGE ES TO PAY HIGHEST INTEREST RATE/COLLECTION COST & REASONABLE PRICING ERRORS SUBJECT TO CORRECTION, DELIVERY CONTINGENT HOD/STRIKES/TRANSPORTATION DELAYS/OTHER ACTS BEYOND OUR NG REFUSAL OF MANUFACTURER TO DELIVER PRODUCTS AT AGREED ICHASER AGREES TO RESCIND ORDER/CONTRACT BY ACCEPTING

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TOTAL PIECES

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Please mail your remittance to:

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

JACKSONVILLE, FL

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



ORDER NO. ORDER DATE 10/10/19 144822 CUSTOMER NO. SHIP DATE

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10/16/19 PAGE C/S REP

S41aZa

SOURCE

INVOICE NO.

4571

INVOICE DATE

10/16/19

95 ă

PHONE (904) 783-9490

FAX (904)783-4181

INVOICE

RIVERS EDGE CDD TIVERTOWN 375 W TOWN PEACE STE 114 ST AUGUSTINE, FL 32092, USA CONTACT: DANIEL LAUGHLIN

PHOME: 9049405858

Н P 0

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

USA

TERMS

SPECIAL INSTRUCTIONS

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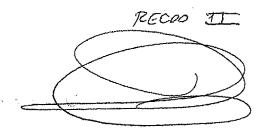
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Please mail your remittance to:

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

JACKSCHVELLE, FI.

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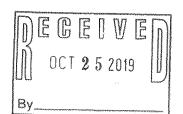
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Please mail your remittance to:

JAMES BERGELLER FIL

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

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RIVERS EDGE COD

Please mail your remittance to:

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

CACKBONVILLE: FL

Dade Paper & Eag. LLC dba Imperial Dade 4102-7 BLELB BAY MWY. JACKBONVILLE: FL BE219

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ORDER NO. ORDER DATE
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10/30/19

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FAX-(904)783-4181

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INVOICE

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RIVERS EDGE CDD II RIVERS EDGE CDD 160 RIVERSLADE RUN

et Lawne, fl 12259. USA

ST AUGUSTINE, FL 32092, <u>CONTACT: DANIEL LAUGHIN</u> SPECIAL INSTRUCTIONS

AVE W TOWN PLACE STE 114

PHONE: 904940EEE6

DESCRIPTION

ROUTE STOP SHIP VIA P.O./CONTRACT NO. ACCT REPTAX CODE TERMS

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SHIPPED ORDERED

RIVERTOWN

2 CASE MEB40A TURK UNIV MHITE M-FOLD 9.5x9.125 4 2 UNIT BH11004 24" TAMPICO FINE PUBHBROOM -2 EACH 6364 60" THREADED WOOD HANDLE METAL TIP LA 1 DTN AWUB23112976 DADE PAPER URINALBOREEN CITRU

US/A

16/250 3/36 25.27 50.54 1 2/5 13.37 26.74 1 0/2 3.84 7.68 10 .6/1 16.74 18.76

UNIT PRICE

RECODITE JANITORIAL SUPPLIES.

DEBETTED

OCT 31 2019

941.681

CUBE / WEIGHT

74 69.50

TE PAYMENT CHARGE.

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

RECEIVED BY SIGNATURE X

PRINT NAME

DATE

TOTAL SECURE SEC

SUB TOTAL 6.50 TAX FREIGHT 277.02.02 00.00 00.0

103.92

PIECES

TOTAL ▶

NO SHORTAGE OF AIMS AFTER SIGNING OF THE INTOICE

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

			m / / / / / / / / / / / / / / / / / / /
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 Kilinski Hopping Green and Sams, P.A. 119 South Monroe Street, Suite 300 Tallahassee, FL 32301

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

2. Telephone:	(850) 222-7500	
3. Fax:	(850) 224-8551	
4. Email:	jenk@hgslaw.com	1-31-513-54
5. Status:	Independent	13
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	By
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	
l do hereby certify that the informatio	α μφονο (changes noted if necessary) is a	occurate and complete as of this date.
Registered Agent's Signature:(Date
STEP 2: Pay the annual fee or certify	eligibility for the zero fee:	
a. Pay the Annual Fee: Pay th	e annual fee online by following the instru	ctions at www.Floridajobs.org/SpecialDistrictFee or by check
payable to the Department of		
b. Or, Certify Eligibility for the Zei	o Fee: By initialing each of the following i	tems, I, the above signed registered agent, do hereby
certify that to the best of my kr	nowledge and belief, ALL of the following	statements contained herein and on any attachments
	_	e. I understand that any information I give may be verified.
•		d the special district is not a component unit of a local
general-purpose govern		a the special district is not a component unit of a rocal
- , , -		ate of the Department of Einanaid Services
•		nts of the Department of Financial Services.
•		the Department of Financial Services on its Fiscal Year
2017/2018 Annual Fina Department Use Only: Approved:	ncial Report (if created since then, attach Denied: Reason:	an income statement verifying \$3,000 or less in revenues).

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.

Ron DeSantis

GOVERNOR



Ken Lawson **EXECUTIVE DIRECTOR**

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 requirement 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)

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399 850.245.7105 | www.FloridaJobs.org www.twitter.com/FLDEO |www.facebook.com/FLDEO

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Bill To:

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



Invoice #: 19

Invoice Date: 11/1/19
Due Date: 11/1/19

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - November 2019 1.31.513.34 Website Administration - November 2019 1.31.513.351 Information Technology - November 2019 1.31.513.351 Dissemination Agent Services - November 2019 1.31.513.324 Office Supplies 1.31.513-51 Copies 1.31.513.425 2	Hours/Qty	2,500.00 375.00 100.00 291.67 13.16 225.45	2,500.00 375.00 100.00 291.67 13.16 225.45

Total	\$3,505.28
Payments/Credits	\$0.00
Balance Due	\$3,505.28

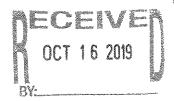
Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300 P.O. Box 6526 Tallahassee, FL 32314 850.222,7500

October 14, 2019

Rivers Edge II CDD c/o Governmental Management Services, LLC 475 West Town Place, Suite 114 St. Augustine, FL 32092 Bill Number 110444 Billed through 09/30/2019



1.31.513.315

Boundary Amendment RE2CDD 00105 JLK

FOR PRO	FESSION	AL 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 fee	es for this matter	\$1,131.50

MATTER SUMMARY

Kilinski, Jennifer L.	2.60 hrs	275 /hr	\$715.00
Gentry, Lauren M.	1.70 hrs	245 /hr	\$416.50

TOTAL FEES

\$1,131.50

TOTAL CHARGES FOR THIS MATTER

\$1,131.50

BILLING SUMMARY

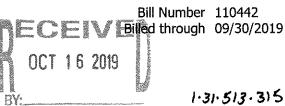
Hopping Green & Sams

Attorneys and Counselors

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

October 14, 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

	00001	361X	
FOR PROF	ESSION	AL SERVICES RENDERED	
09/05/19	JLK	Confer with staff regarding meeting schedule; confer regarding TEA and update same; review affidavits of mailing.	0.60 hrs
09/06/19	JLK	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.	1.20 hrs
09/10/19	JLK	Review resolution for 170.08 assessments and transmit same.	0.50 hrs
09/12/19	JLK	Review TEA request and provide feedback on same; draft TEA Amendment for District.	0.80 hrs
09/12/19	LMG	Confer with engineer regarding traffic enforcement agreement.	0.20 hrs
09/13/19	LMG	Attend meeting with Kilinski and Clavenna regarding open items; finalize budget funding agreement; transmit same.	0.60 hrs
09/17/19	JLK	Review updated interlocal and provide edits to same; conference call with team on same; update exhibits.	0.80 hrs
09/17/19	LMG	Review proposed exhibits to interlocal agreement; compile final agreement; revise interlocal agreement; review amended agenda; prepare for board meeting.	0.80 hrs
09/18/19	JLK	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.	1.80 hrs
09/18/19	LMG	Travel to and attend board meeting; return travel.	5.50 hrs
09/18/19	LMC	Prepare notice of assessments for master lien.	0.90 hrs
09/19/19	JLK	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.	1.40 hrs
09/19/19	LMG	Analyze interlocal cost breakdown; confer with Kilinski regarding same.	0.40 hrs

General Cour		Bill No. 110442		=======================================	Page 2
09/20/19	JLK	Conference call with staff on interlocal; up various processes and ownership structure same.	•		1.00 hrs
09/20/19	LMG	Confer with county regarding boundary an	nendment.		0.30 hrs
09/23/19	JLK	Review TEA and provide comments to sam	ne; provide draft re	esolution.	0.60 hrs
09/23/19	LMG	Revise traffic enforcement agreement; tra	nsmit same to staf	f.	0.30 hrs
09/23/19	LMG	Revise traffic enforcement agreement; tra	nsmit same to staf	f.	0.40 hrs
09/27/19	JLK	Review alcohol liability question and confe	r with amenity sta	ff and DM on same.	0.30 hrs
09/30/19	JLK	Confer regarding resolution ratifying bonds	s and transmit info	ormation on same.	0.20 hrs
	Total fe	ees for this matter			\$4,765.50
DISBURS		,			
		ent Reproduction			96.50
	Travel				2.57
	Confere	ence Calls			8.84
	Total di	sbursements for this matter			\$107.91
MATTER S	SUMMAF	RY			
	Kilinski,	, Jennifer L.	9.20 hrs	275 /hr	\$2,530.00
	Clavenr	na, Lydia M Paralegal	0.90 hrs	170 /hr	\$153.00
	Gentry,	Lauren M.	8.50 hrs	245 /hr	\$2,082.50
		TOTAL FEES			\$4,765.50
		TOTAL DISBURSEMENTS			\$107.91
	INT	FEREST CHARGE ON PAST DUE BALANCE			\$38.59
		TOTAL CHARGES FOR THIS MATTER		•	\$4,912.00
BILLING	SUMMA	RY			
	Kilinski	, Jennifer L.	9.20 hrs	275 /ħr	\$2,530.00
	Clavenr	na, Lydia M Paralegal	0.90 hrs	170 /hr	\$153.00
	Gentry,	Lauren M.	8.50 hrs	245 /hr	\$2,082.50
		TOTAL FEES			\$4,765.50
		TOTAL DISBURSEMENTS			\$107.91
	INT	FEREST CHARGE ON PAST DUE BALANCE			\$38.59
		TOTAL CHARGES FOR THIS BILL			\$4,912.00

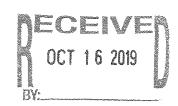
Hopping Green & Sams

Attorneys and Counselors

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

October 14, 2019

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



Bill Number 110443 Billed through 09/30/2019

Bond Validation

1-31-513-315

	RE2CDD	00102	JLK	4
	FOR PROF	FSSTON/	AL SERVICES RENDERED	
	09/03/19	JLK	Confer with staff and judge regarding hearing date and notices and begin review of validation documentation required therefor.	1.40 hrs
	09/03/19	LMC	Contact Assistant State Attorney regarding hearing; prepare and submit application for online court scheduling system; review policies of assigned judge.	1.40 hrs
	09/05/19	LMC	Prepare notice of hearing, draft answer, acknowledgement of service, and notice and order to show cause for bond validation.	2.00 hrs
	09/06/19	JLK	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.	0.80 hrs
	09/09/19	JLK	Review available validation dates and coordinate with court and staff related to same.	0.60 hrs
	09/09/19	LMC	Contact Assistant State Attorney's office to confirm availability; revise bond validation documents.	2.00 hrs
	09/10/19	JLK	Confer regarding validation dates with ASA and JA; confer with bond counsel; confer with County regarding boundary amendment timeline to ensure completion for validation.	0.50 hrs
	09/10/19	AHJ	Confer with Fiore regarding procedures of scheduling of hearing dates.	0.40 hrs
	09/10/19	LMC	Coordinate hearing date with Assistant State Attorney; coordinate same with Judge Smith's office; schedule hearing; revise documents with scheduled date.	1.10 hrs
	09/11/19	АНЈ	Review authorization of agent and notice and order to show cause; confer with Fiore regarding same.	0.60 hrs
-	09/11/19	LMC	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.	1.20 hrs
	09/12/19	JLK	Confer regarding dates, order and notice to show cause and begin document preparations.	0.60 hrs

Bond Validation	on ======	Bill No. 110443			Page 2
09/13/19	JLK	Review master assessment method review updated assessment schedu hearing dates.			4.20 hrs
09/13/19	LMC	Follow up with Assistant State Atto cause; coordinate new hearing dat with judicial assistant.			0.50 hrs
09/14/19	JLK	Finalize review of master AM; revie outline for presentation on same.	w 170.08 resolution and e	dit same; prepare	1.00 hrs
09/16/19	JLK	Review master ER and provide comprovide several comments to same same; confer with landowner coun	; update 170.08 resolution	and transmit	2.40 hrs
09/16/19	LMC	Revise notice and order to show ca Attorney regarding same.	nuse and follow up with Ass	sistant State	0.50 hrs
09/17/19	JLK	Review qualified improvement que	stions and confer regarding	g same.	0.40 hrs
09/18/19	LMC	Follow up with Assistant State Atto cause.	rney regarding notice and	order to show	0.50 hrs
09/19/19	LMC	Follow up with Assistant State Atto cause.	rney regarding notice and	order to show	0.30 hrs
09/20/19	JLK	Send summary of status of validati same; confer with Gentry on support	-		0.50 hrs
09/20/19	LMC	Coordinate with Assistant State Att previous hearing date.	corney's Office to finalize he	earing date; cancel	0.80 hrs
09/24/19	LMC	Follow up with Assistant State Atto show cause.	rney's office regarding not	ice and order to	0.20 hrs
09/27/19	LMC	Call Assistant State Attorney's office show cause; prepare pre-hearing restipulation.			3.70 hrs
	Total fe	es for this matter			\$5,994.00
DISBURS	EMENTS Filing F				414.00
	_	sbursements for this matter			\$414.00
MATTER S	SUMMAF	RY			
	Jaskols	ki, Amy H Paralegal	1.00 hrs	170 /hr	\$170.00
	Kilinski,	Jennifer L.	12.40 hrs	275 /hr	\$3,410.00
	Claveni	na, Lydia M Paralegal	14.20 hrs	170 /hr	\$2,414.00
		TOTAL F	EES		\$5,994.00

Bond Validation	Bill No. 110443		- <u> </u>	Page 3
	TOTAL DISBURSEMENTS			\$414.00
	INTEREST CHARGE ON PAST DUE BALANCE			\$13.46
	TOTAL CHARGES FOR THIS MATTER			\$6,421.46
BILLING SU	MMARY			
Ja	askolski, Amy H Paralegal	1.00 hrs	170 /hr	\$170.00
Ki	ilinski, Jennifer L.	12.40 hrs	275 /hr	\$3,410.00
C	lavenna, Lydia M Paralegal	14.20 hrs	170 /hr	\$2,414.00
	TOTAL FEES			\$5,994.00
	TOTAL DISBURSEMENTS			\$414.00
	INTEREST CHARGE ON PAST DUE BALANCE			\$13.46
	TOTAL CHARGES FOR THIS BILL			\$6,421.4 6

Please include the bill number on your check.

Hulihan Territory, Inc. 1177 Atlantic Boulevard

Atlantic Beach, FL 32233 US (904) 285-8505

www.hulihanterritory.com

BILL TO

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

Invoice



SHIP TO

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

INVOICE #	DATE	TOTAL DUE	TERMS ENCLOSED
80305	11/12/2019	\$5,140.00	Due on receipt

QTY	ACTIVITY	DESCRIPTION	AMOUNT
	Services	River Club	5,140.00
And the state of t		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 roofline @ 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



1.32.572.494 31

**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

Invoice

DATE	INVOICE#		
10/23/2019	4212		



BILL TO

Rivers Edge CDD

475 W. Town Place
St. Augustine FL 32092

		<u>}</u>	P.O. NO.	TERMS	J	ОВ
				Due on receipt	19	-475
ITEM	QUANTITY	D	ESCRIPTION		RATE	AMOUNT
		River Club Date of work: 07-02-19 thru 10	0-09-19			
Elec. Labor	1	and material. Added outlets to	the River Club hood s	ystem.	9,780.00	9,780.00
)·3Z·5 4	72 ·60 b		
		Approved RECDD II Cafe Equipment Upo Jason Davidson Jason Davids	date , ,,			

Thank you for your busine	ess. We appreciate it very	much.	Total	\$9,780.00
			Payments/Credits	\$0.00
Phone #	Fax#	E-mail	Balance Due	\$9,780.00
904-541-1000	904-215-3475	LDEASE@AOL.COM		





INVOICE

Attention: Rivers Edge CDD

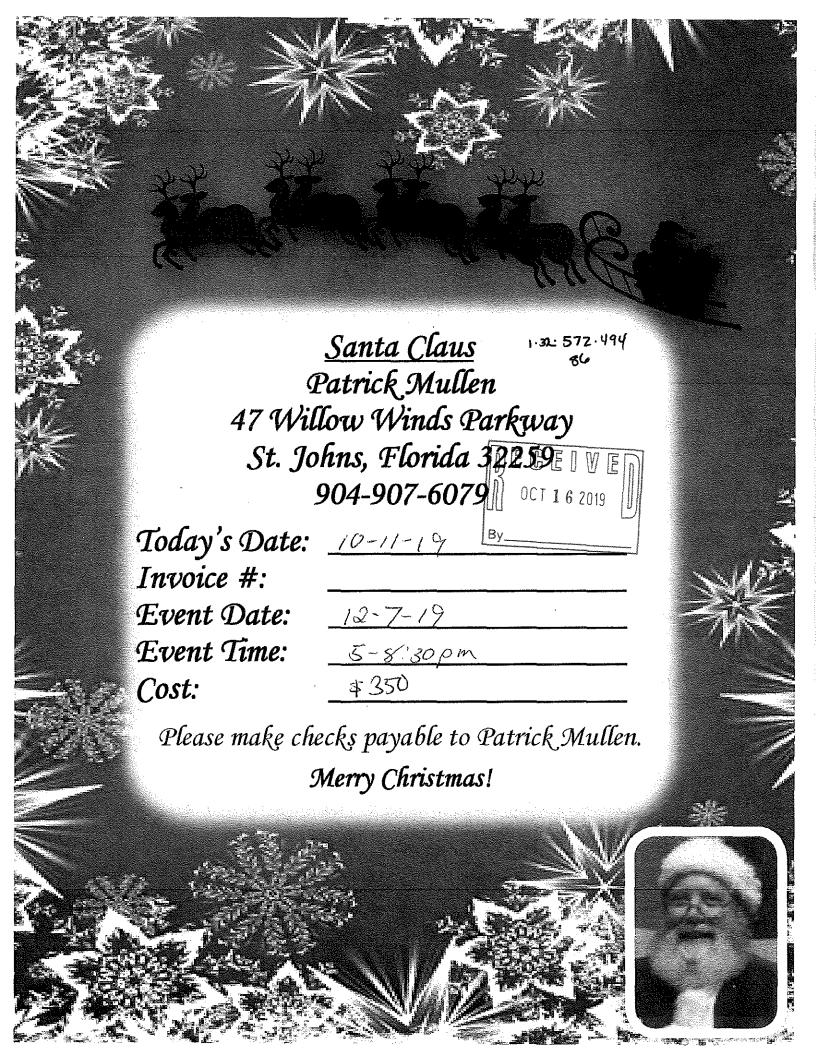
Address: 140 Landing Street, St. Johns FL 32259

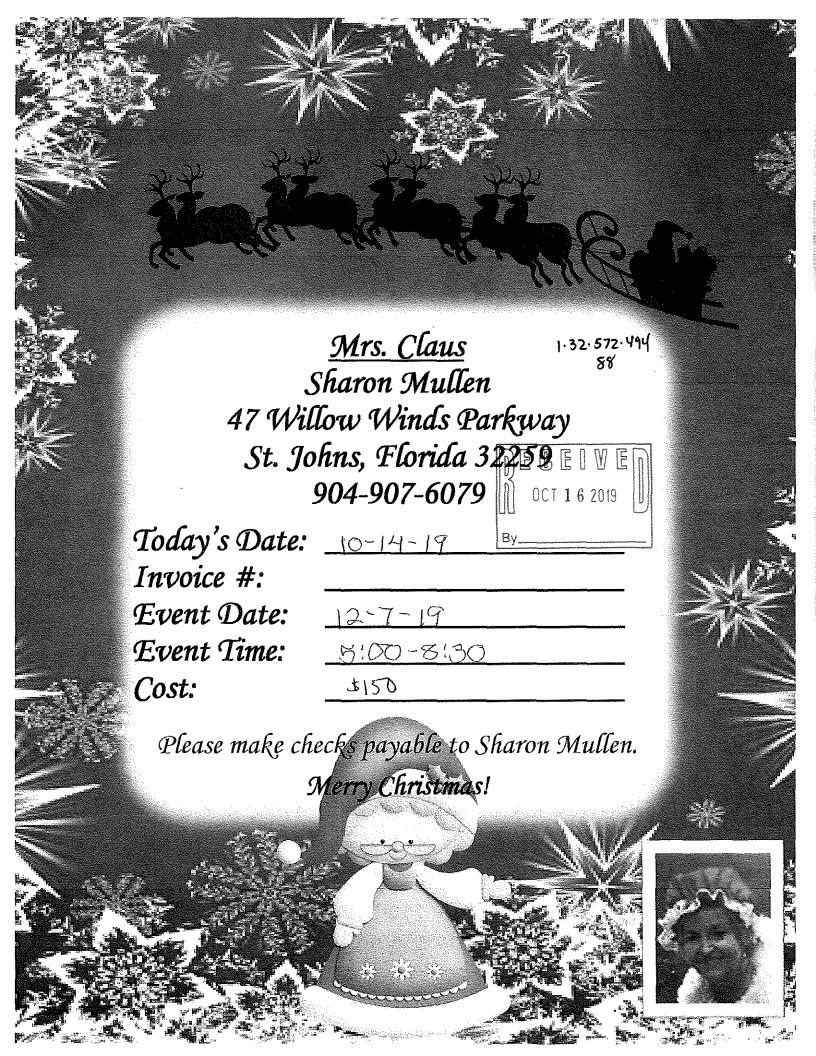
11925 Alden Trace Blvd N Jacksonville FL 32246 Event Date: 10/27/19 Invoice Number: 822 1.32.572.494

53

Desorior	Leacila	Titine	Pin	3C-
DJ Ross Trivia	3 Hours	2pm to 5pm	\$	350.00
	~~~~~~	240-14VVAAAAA VAKAAAA		Vanue#377
	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		******	-64888-46650

\$ 350.00







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

## Invoice

Date

11/1/2019

Invoice #

131295589358

Terms	Net 20
Due Date	11/21/2019
PO#	
Customer#	13RIV030

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

I-32 · 57 2 · 96 2

Item ID	Description	Qty	Units	Amount
Item ID WM-CHEM-BASE	Description  Water Management Seasonal Billing Rate  OCT 2 2 2019  BY:	<b>Qty</b> 1	ea	<b>Amount</b> 675.00

Total Amount Due 675.00 \$675.00

Remittance Slip

Customer 13RIV030 Invoice #

Invoice # 131295589358 Amount Due

**Amount Paid** 

\$675.00

Amount Falu

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372





October 17, 2019

Project No: Invoice No: 113094.70 42827

28.93

Rivers Edge CDD

c/o Governmental Management Services, LLC

Attention: Bernadette Peregrino 475 West Town Place, Suite 114

St. Augustine, FL 32092

1.31.513.311

8

**Project** 

113094.70

Rivers Edge II CDD

Professional Services from September 1, 2019 to September 30, 2019

Expense Billing

Reimbursable Expenses

Mileage-DOT Allowable (.445) Mileage-Additional (.135/mile) Blueprints/Reproduction

Total Reimbursables

8.78 75.40

**Total this Task** 

**1.15 times** 113.11

130.08 \$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**

	Hours	Rate	Amount	
Principal	9.00	185.00	1,665.00	
Sr. Planner/Sr L.A./Sr. Graphic Arts	2.00	150.00	300.00	
Planner/Project Researcher	23.50	130.00	3,055.00	
Totals	34.50		5,020.00	
Total Labor				5,020.

0.00

**Total this Task** 

\$5,020.00

**Total this Invoice** 

\$5,150.08

### **Outstanding Invoices**

Number	Date	Balance
41950	6/17/2019	7.25
42427	8/14/2019	4,378.69
42609	9/16/2019	7,098.93
Total		11,484.87



# Sales Order

06/19/2019

1.32.572.60

To:

Mattamy Homes
D. J. Smith
7800 Belfort Parkway
Jacksonville, FL 32256
904-463-1352 (Contact)

Project Grand Total: \$575.00

Project:

River Town Cricket

From:

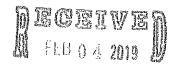
TECH X/Jenkins Food Service Equipment Ted Jenkins 525 Stevens St. Jacksonville, FL 32254 (904)356-9333 (904)356-9333 0000 (Contact)

Job Reference Number: 1132

ltem	Qty	Description	Sell	Sell Total
1	1 ea	CUSTOM FAB	\$575.00	\$575.00
		Tech X		
		Price to fabricate and weld custom cricket curb for exhaust and supply fans. This is re roofer.		
			ITEM TOTAL:	\$575.00
2		TAX FORMS ON FILE.		
			Total	\$575.00
	Acceptar	nce: <u>Jason Davidson</u> Name Jason D. Davidson	Date: 6-19-19	
	Printed I	Name Jason D. Davidson		







Date	Invoice#
1/1/2019	13367

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, Suit 114 St. Augustine, FL 32092

> 1.32.572.46 237 12

Terms	Rep	Ship	Via	F.O.B.		Project
Due on receipt		1/1/2019	UPS		A COLUMN ASSESSMENT AS	
Item Code		Descript	tion	Price E	ach	Amount
ndscape Mainten I	Landscape Mai Sales Tax - Flag	ared CDD ntenance Agreemen gler County	it - January 2019		36,173.65 7.00%	36,173,65 0.00
	Due on receipt  Item Code	Due on receipt  Item Code  Rivers Edge Sh Landscape Mainten Sales Tax - Fla	Due on receipt 1/1/2019  Item Code Descript  Rivers Edge Shared CDD  Landscape Maintenance Agreement Sales Tax - Flagler County	Due on receipt 1/1/2019 UPS  Item Code Description  Rivers Edge Shared CDD  adscape Mainten Landscape Maintenance Agreement - January 2019	Due on receipt 1/1/2019 UPS  Item Code Description Price E  Rivers Edge Shared CDD  Landscape Mainten Edge Shared CDD  Sales Tax - Flagler County	Due on receipt 1/1/2019 UPS  Item Code Description Price Each  Rivers Edge Shared CDD  Landscape Mainten Rivers Edge Shared CDD  Landscape Maintenance Agreement - January 2019  Sales Tax - Flagler County 36,173.65  7.00%

**Total This Invoice** 

\$36,173.65

Payments/Credits

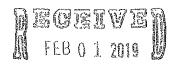
\$0.00

Phone#	Fax#	Web Site
2064272127	284_427_6882	TITITU VARĀRIO COM

**Balance Due** 

\$36,173.65





D & c . consecuent conference of the second

Date	Invoice#
2/1/2019	13704

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, Suit 114 St. Augustine, FL 32092

1.32.572.461

P.O. Numbe	r Terms	Rep	Ship	Via	F.O.B.		Project
	Net 30 days		2/1/2019	UPS			
Quantity	Item Code		Descrip	tion	Price E	ach	Amount
8	Landscape Mainten	Landscape Mai Sales Tax - Fla	ivers Edge Shared CDD andscape Maintenance Agreement - February 2019 ales Tax - Flagler County			36,173.65 7.00%	36,173.65 0.00
		LAG	Ng carping				
						77.1	
						-	

**Total This Invoice** 

\$36,173.65

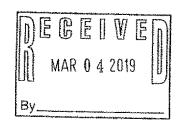
Payments/Credits

\$0.00

Phone #	Fax#	Web Site
3864373122	386-437-6883	www.verdean.com

Balance Due \$36,173.65





Date	Invoice#
3/1/2019	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, Suit 114 St. Augustine, FL 32092

1-32-572-46/

Net 30 days 3/1/2019 UPS  Quantity Item Code Description Price Each	Amount
Quantity Item Code Description Price Each	
· · · · · · · · · · · · · · · · · · ·	
Rivers Edge Shared CDD Landscape Mainten Monthly Landscape Maintenance-March 2019 36,17	36,173.65

**Total This Invoice** 

\$36,173.65

Payments/Credits

\$0.00

Phone#	Fax#	Web Site
3864373122	386-437-6883	www.verdego.com

**Balance Due** 

\$36,173.65



Invoice #: 291-A

Date: 04/01/19

Customer PO:

**DUE DATE: 05/01/2019** 

BILL TO

FROM

RiverTown GMS Rivers Edge Shared CDD 475 West Town Place, Suite 114 Saint Augustine, FL 32092 VerdeGo PO Box 789 3335 North State Street Bunnell, FL 32110 Phone: 386-437-3122

1.32.572.461

外に

RECOS 2

DESCRIPTION

#57 - Standard Maintenance Contract April 2019

AMOUNT

\$36,173.65

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$36,173.65

BALANCE DUE

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days	
	Past Due	Past Due	Past Due	Past Due	





Invoice #: 534-B Date: 05/02/19

Customer PO:

**DUE DATE: 06/01/2019** 

BILL TO

FROM

RiverTown

Rivers Edge Shared CDD 475 West Town Place, Suite 114 Saint Augustine, FL 32092 VerdeGo PO Box 789

3335 North State Street

Bunnell, FL 32110 Phone: 386-437-3122 1.32.572.461

12

DESCRIPTION

#57 - Standard Maintenance Contract May 2019

AMOUNT

\$36,173.65

Invoice Notes:

Thank you for your business!

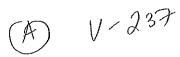
AMOUNT DUE THIS INVOICE

\$36,173.65

BALANCE DUE

\$36,173.65

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days		
	Past Due	Past Due	Past Due	Past Due		
\$0.00	\$0,00	\$0.00	\$0.00	\$0.00		



1-320-572,461



### Questions on this invoice call:

(866) 470-7133 Option 2

START STOP	NEWSPAPER REFERENCE	[12]14] DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	7 TIMES RUN	RATE	AMOUNT
09/29		Balance Forward						\$2,374.12
10/29	P109632	Payment - Lockbox 267						\$-2,558.11
10/08 10/29	103221351-10292019	Boundary Amendment	SA St Augustine Record	2.00 x 10.0000	20	4	\$8.98	\$718.40
10/08 10/29	103221351-10292019	Boundary Amendment	SA St Aug Record Online	2.00 x 10.0000	20	4	\$8.97	\$717.60
10/09 10/09	103222232-10092019	BOS REG MTG 10/16/19	SA St Augustine Record	1.00 x 4.5000	4.5	1	\$8.98	\$40.41
10/09 10/09	103222232-10092019	BOS REG MTG 10/16/19	SA St Aug Record Online	1.00 x 4.5000	4.5	1	\$8.97	\$40.37
10/23 10/30	103226567-10232019	SPEC ASSESSMENT FS 170.07	SA St Augustine Record	4.00 x 21.0000	84	2	\$8.98	\$1,508.64
10/23 10/30	103226567-10232019	SPEC ASSESSMENT FS 170.07	SA St Aug Record Online	4.00 x 21.0000	84	2	\$8.97	\$1,506.96
		PREVIOUS AMOU	JNT OWED:	\$2,374.12				
		NEW CHARGES TH	IIS PERIOD:	\$4,532.38				
		CASH TH	IS PERIOD:	(\$2,558.11)			•	
		DEBIT ADJUSTMENTS TH	IS PERIOD:	\$0.00				
		CREDIT ADJUSTMENTS TH	IS PERIOD:	\$0.00				

We appreciate your business.

NOV 1 2 2019

1.31.513.48

INVOICE AND STATI		AGING OF PAST DUE ACCOUNTS * UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE										
21 CURRENT NET AMOUNT	22	30 DAYS		60 DAYS	0	VER 9	0 DAYS	* UNAPPE	LIED AMOUNT	23	TOTAL AMOUNT DUE	
\$4,348.39	\$0.00			\$0.00	\$0.00			\$0.00			\$4,348.39	
SALES REP/PHONE #	25				Al	VER	TISER INFORMATIO	N				
Melissa Rhinehart	1	1 BILLING PERIOD		6 BILLED ACCOUNT NUMBER		7 ADVERTISER/CLIE		IENT NUMBER 2		ADVERTISER/CLIENT NAME		
904-819-3423	09	/30/2019 - 11/03/20	19	34435		34435			RIVERS EDGE II CDD			

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261

The St. Augustine Record

PO Box 121261 Dallas, TX 75312-1261

Payment is due upon receipt.

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



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

#### ADVERTISING INVOICE and STATEMENT

	1 BILLING PERIOD						2 ADVERTISER/CLIENT NAME								
	09/30/2019 - 11/03/2019						RIVERS EDGE II CDD								
сом	PANY	23 TOTAL AMOUNT DUE				* UNAPPLIED AMOUNT 3 TERM					IS OF PAYMENT				
SA	SA 7 \$4,3			348.	.39			\$0.00			NET 15 DAYS			15 DAYS	
21	21 CURRENT NET AMOUNT 22 30		30 DAYS	60			60 DAYS				OVER 90 DAYS				
	\$4,348.39			\$0.00			\$0.00				\$0.00				
4	PAGE	#	5 BILLING	ATE	6	BILLED AC	COUNT NUMB	ER	7	ADVERTISER/CLIENT NUMB			BER	24 STATEMENT NUMBER	
	11/03/2019 344				435		34435					0000058233			

8 BILLING ACCOUNT NAME AND ADDRESS



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

|||վախ||||իկիներվահակիդ||կիաիվիկիդ||կիկի

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

REMITTANCE ADDRESS

### Legal Ad Invoice

# The St. Augustine Record

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

34435 Acct:

8652382622

Name: RIVERS EDGE II CDD

Address:

475 WEST TOWN PLACE SUITE 114

RIVERS EDGE II CDD

City: SAINT AUGUSTINE

State: FL Zip: 32092

0003222232-01 Ad Number:

Caller: COURTNEY HOGGE

Paytype: BILL

Start:

Phone: E-Mail:

Client:

1

10/09/2019 Stop:

10/09/2019

Issues:

Placement:

SA Legals

Rep: Melissa Rhinehart

Copy Line: NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DI

53 Lines Depth 4.50 Columns

Price

\$80.78

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 10:30 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32259 (and phone (904) 940-5850. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

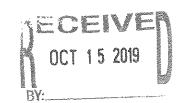
more Supervisors will participate by telephone.

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) / 1-800-958-8770 (Voice), for aid in contacting the District Manager's Office.

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

James Perry

James Perry District Manager 0003222232 October 9, 2019



THE ST. AUGUSTINE RECORD Affidavit of Publication

#### RIVERS EDGE II CDD **475 WEST TOWN PLACE SUITE 114**

SAINT AUGUSTINE, FL 32092

ACCT: 34435 AD# 0003222232-01

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

#### STATE OF FLORIDA COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF 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, who is personally known to me or who has produced as identification



# NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

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A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is

sion 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 ac-cordingly, the person may need to en-sure that a verbatim record of the pro-ceedings is made, including the testi-mony and evidence upon which the ap-peal is to be based.

James Perry
District Manager
0003222232 October 9, 2019

Wed, Oct 30, 2019 9:55:06AM

## Legal Ad Invoice

# The St. Augustine Record

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

Acct: 34435

Name: RIVERS EDGE II CDD

Phone:

Address: 475 WEST TOWN PLACE SUITE 114

E-Mail: Client:

RIVERS EDGE II CDD

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number:

0003226567-01

Caller: Courtney Hogge

Paytype: BILL

Start:

10/23/2019

8652382622

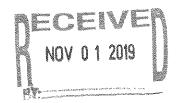
2 Issues:

Stop: 10/30/2019

Placement: SA Legals

Rep: Melissa Rhinehart

Copy Line: NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170



## Legal Ad Invoice

# The St. Augustine Record

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

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

164 Lines 21.00 Depth Columns

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197-DER RIVERS EDGE IL COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING

Price \$3,015,60 The Rivers Edge II Community Development District ("District") Board of Supervisors ("Board") will hold public hearings on We the Rivertown Amenity Center, 156 Landing Street, St. Johns, Plorida 32259 to consider the adoption of an assessment in tien, and speelal assessments are seeme proposed bonds on benefited lands within the District, a geographic depiction of which is vide for the kery, collection and enforcement of the special assessments. The District has previously, after a heating conducted in Plorida Statutes, adopted Resolution 2019-16, which, among other things, equalized and levied assessments, release the original form the District's Board of Supervisors finds it is in the District's best interests to dictare special assessments, release the origin levy a new masses assessment lien due to changes in the development plan resulting in a higher maximum assessment lement of the District's boundaries to Include additional development plan resulting in a higher maximum assessment lement of the District's Ataster Improvement Plan Report dated October 9, 2019 (the "Improvement Plan"). The public hearing and 192, Horida Statutes. A description of the property to be assessed and the amount to be assessed to each place or paxed of prict's Records Office boundaries of premanent responsible for providing, in part, infrastructure improvements for load ments included in the Improvement Plan net currently expected to include, but are not limited to, master drainage and storm landscape, muster recrastion, and other improvement responsible for providing, in part, infrastructure improvement Flan ("Improvement hours from the District Records Office at the addresses provided chove."

The District is a unit of appeal-purpose local government responsible for providing, in part, improvement Flan ("Improvement hours from the District Records Office at the addresses provided chove."

The District is a constant of special-purpose local government responsible for providing in the Instruction of the Plantice in the Instructio

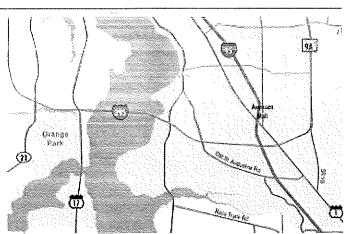
Product Type	Number of Units	Net Annual Debi Service Assessment Per Unit
Townhomes	664	\$1,359
30'-39' Single Family	172	\$1,271
40 -49 Single Family	407	\$1,644
50'-59' Single Family	359	\$2,016
60'-69' Single Family	0	\$2,192
70'-79' Single Family	75	\$2,740
80 + Single Family	41	\$3,112

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

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) dish to finance the Improvements. These annual assessments are anticipated to be reflected on the St. Julius County tax roll by elicose to directly solicel and colorer these assessments. All affected property works have the right to appear at the public her the Estrict within twenty (20) days of the publication of this notice. Notwithstanding the description of the Maximum Assessments need to be in the public three the fixed assessments are noticed based, as well as a collection 1 amounts will be determined at a public meeting, pursuant to a supplemental assessment resolution, engineer's report and method Assessments metical bateful. Please oute that the proceeding statement only applies to capital (debt) assessments and shall have a ments and collect propurents related to the operation and manternative of the District.

Also on Wednesday, November 20, 2019, at 10:30 a.m., at the Rivertown Amenity Counter, 156 Landing Street, St. Jahns, it is necting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are a natio nationword at the meeting and/or bearings.

If anyone chooses to appeal any devictor of the Board with respect to any matter considered at the meeting of bearings, such personal conditions repaid of the proceeding is transic, which includes the tending and evidence upon which such a May personal requiring special accommendations at the necessing by beautiful includes the tending to playled impairment should on 48 hours prior to the meeting. If you are bearing at special commensations at the necessing of beautiful, please contact the Florida Relay Service by dialing 7-1-1, of for all in contacting the District Office.



#### 170.07, FLORIDA STATUTES, BY THE

#### 32(4)(b), FLORIDA STATUTES, BY THE

duesday, November 20, 2019, at 10:30 a.m., at noll, the imposition of a master special assessment ands are to be assessed is shown below, and to pro-accordance with the provisions of Section 170.08, then within the District. Pursuant to Resolution figural master assessment item, and contemporance for certain product types and due to an anomal are depicted below and as more particularly set bodgs conducted pursuant to Chapters 170, 190 reporty may be ascertained by contracting the Dison of the public hearings, the Board will, by resolu-

is within the District. The infrastructure improve-vator management, master transportation, master ots'), on file and available during normal business

d Master Special Assessment Methodology Report, Records Office at the address provided above. The and platted unit for each land use category that is initially be determined on an equal assessment per essment Report, the Estrict's assessments will be

se total debt altocated to each purcel. The District strict, exclusive of anticipated lees and costs of col-flows ("Maximum Assessments"):



ed above. Specific maximum amounts expected

annual installments subsequent to the issuance of the Tax Collector. Alternatively, the District may arings and the right to file written objectious with neutic become, landowners will not have a pagment protool, will be determined. The fixed assessment olology but in no event will exceed the Maximum o effect on the ability of the District to key assess-

Florida 32253, the liquid will hold a regular pub-quent to the public and will be conducted at accord-ity be continued in progress to a date and time res-

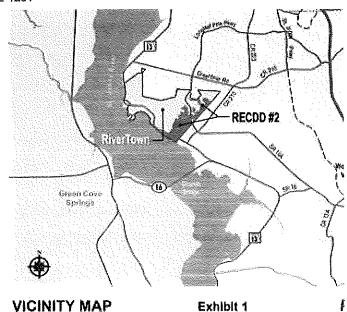
a will used a treated of the proceedings and should appeal is to be hased. start the District Office at (904) 940-5850751 least r 1-800-985-6771 (TTY) / 1-830-955-8770 (Volce)



## Legal Ad Invoice

# The St. Augustine Record

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



RESOLUTION 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT'I ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS, DECLARING IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND THINING IN WHICH THE ASSESSMENT IN THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIER; PROVIDING FOR AN ASSESS ASSESSMENT ROLL; ADDRESSING THE SETTING OF PURLIC HEARINGS; PROVIDING FOR PURLICATION OF TE CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge II Community Development District ("District") was established by Ordinance 2016-26, as adopted and existing under and pursuant to Chapter 190, Florida Statutes, as amended

WHEREAS, the District is actionized by Chapter 190, Florida Statutes, to timance, fund, plan, establish, acquire, install, equip, of including but not limited by transportation facilities, utility facilities, recreational facilities, and other infractructure projects, an activities also district in the District and
WHEREAS, the District has previously determined to undertake, install, plan, establish, acquire, install, equip, of including but not limited by transportation facilities, utility facilities, recreational facilities, and other infractructure projects, an activities also district and
WHEREAS, the District has previously determined to undertake, install, plan, establish, econtract or reconstruct, enlarge or extintatructure improvements described in the District's Master Improvements Flan Report, dated October 9, 2019 ("Master Implified A and incorporated herein by reference (and the improvements set forth therein, termed the "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 ("Assessments") and
WHEREAS, the District has previously, after a hearing conducted in accordance with the provisions of Section 170.06, Florida 2 which, among other things, equalized and levined assessments; against the bands then the provisions of Section 170.06, Florida 2 which, among other things, equalized and elevined assessments; against the bands then the District houndaries to include additing tricts Board of Supervisors beachy finds it is in the District's best interests to declare special assessments in include additing tricts Board of Supervisors beachy finds it is in the District's best interests to declare special assessments and replace the matter temporated by Section 170.06 is adopted; and
WHEREAS, the Standard of Sall serve as the "resolution required to declare special assessments and replace the matter temporated by Section 170.06 is adopted; and WHEREAS, this Resolution shall serve as the refracted hereto as Exhibit B and

- (i) benefits from the Project will accuse to the property improved,(ii) the amount of those benefits will exceed the amount of the Assassments.

and (iii) the Assessments are fairly and reasonably observed.

#### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF RIVERS EDGE II COMMUNIT

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF RIVERS EDGE II COMMUNIT

1.AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adepted parasant to the
tudior Chapters 170, 190 and 197. Florida Statata. The recitals stated above are incorporated herein and are adopted by the Baard
2. DEELARATION OF ASSESSMENTS. The Board of Supervisors ("Board") hereby ticchares that it has determined to underl
or a partican of the cost thereof by the Assessments.

3. DESIGNATING THE NATURE AND LOCATION OF PROJECT IMPROVEMENTS. The nature and general heating of
described in Exhibit A, which is on file at the District Records Office. Exhibit B and Exhibit C are also on file and available for a
4. DECLARING THE TOTAL ESTIMATED COST OF THE PROJECT, THE PORTION TO BE PAID BY ASSESSME
WHICH THE ASSESSMENTS ARE TO BE PAID.

A. The total estimated construction road of the Project is 882,647,262.11 ("Estimated Cost").

B. The Assessments will definy approximately 841,876.000, which is the anticipated maximum parture of any honds and which
well as other financing related costs, as set forth in Exhibit B.

C. The manner in which the Assessments are restified for collection, the Assessments shall each be paid in not more than thirty (30) as
ble at the same time and in the same manner as me advolved in the Assessments in which the Assessments are restified for collection, the Assessments in building the other assessment method of collecting the Assessments is not available to the District in any year, or if describing the Assessments is not available to the District in any year, or if describing the Assessments is not available to the District in any year, or if describing the Assessments is not available to the District in any year, or if describing the Assessments is not available to the District in any year, or if describing the Assessments is not available to the District in any year, or if describing the Assessments is not available to the District of any for the Lands SU UPON WHICH THE ASSESSMENT



### PROSSER

DISTRICT DECLARING SPECIAL THE TOTAL ESTIMATED COST OF THE THE ASSESSMENTS ARE TO BE PAID; SMENT PLAT AND A PRELIMINARY HS RESOLUTION; AND ADDRESSING

l by the St. Johns County Commission, and is a lo-, bested caticely within St. Johns County, Facidia

perate, extend, or construct certain improvements, discretes recessitated by the development of and

teral, equip, acquire, equante, and/or maintain the provenent. Plan Report^a) attached hereto as Ex-

ant to Cleapters 170, 190 and 197, Florida Statistics stablish, acquire, construct or reconstruct, enlarge

Statutes, adopted that certain Resolution 2019-15.

unal developable and excessible property, the Dis-assessment tion at such time as the resolution con-

iment Methodologii Report, dated Octuber 9, 2019

stacked hereto; and M. Floridic Statutes, for the assessment lien levied

at Governmental Management Services, 175 West

#### TY DEVELOPMENT DISTRICT:

provisions of Fiorida law, including without fini-l as true and correct statements, ake all or a passion of the Project and to definy all

if, and plans and specifications for, the Project are ablic inspection at the same location.

NTS, AND THE MANNER AND TIMING IN

i includes all or a partion of the Estimated Cost, as

nental assessment resolutions. Commencing with usual installments, The Assessments may be paya-provided, however, that in the event the uniform of the District to be in its best interest, the Assess-ments by any particular method—e.g., on the tax is the right in its sale discretion to select collection

id, within the District, on all lots and lands adjoin-tussessment plat hereinafter provided for, eat plat showing the area to be assessed, with cer-

## Legal Ad Invoice

# The St. Augustine Record

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

tain plans and specifications describing the Project and the estimated cost of the Project, all of which are open to inspection by the p. 7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statistics, the District Manager has caused to be with the method of assessment described in Exhibit B hereto, which shows the lots and tands assessed, the amount of benefit to percel of land and the number of annual installments into which the assessment may be divided, which assessment roll is bereby as assessment.

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 berely declared two (2) public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS
DATE: November 20, 2019
TIME: 10:30 a.m.
LOCATION: Rive/Town Amenity Center
156 Landing Street
St. Johns, Florida 32269

The purpose of the public hentings is to hear comment and objections to the proposed special assessment program for District imported to the proposed special assessment program for District imported to the proposed special assessment program for District imported to the Records Office.

Notice of said hearings shall be adoptised in accordance with Chapters 170, 190 and 197, Florida Statistics, and the District Manage of the hearing capabilished herein. The District Manager shall file a publisher's affidable with the District Secretary wrifting as further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to the owners notice the amount of the assessment for each such property owner, a description of the strict Secretary wrifting the description of the strict Secretary with the District Records office, The District Manager shall file proof of such mostled by improved and notice that infortable day the District Records Office. The District Manager shall file proof of such mostled by market to the District Manager is hereby directed to a week for two (2) weeks) in a newspaper of peneral circulation within St. Johns County and to provide such other notice as may of the District.

All resolutions or pasts thereof in condition as to the accounty and to provide such other notice as may of the District.

All resolutions or pasts thereof in condition within St. Johns County and to provide such other notice as may

of the Petrict.

10. CONFLECTS. All resolutions or parts the reof in conflict herewith are, to the extent of such conflict, superseded and repealed the effectiveness of Resolution 2019-15.

11. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, for tion of this Resolution shall not thereby be affected or impaired onless it clearly appears that such other section or part of a sec pendent upon the section are part of a section; so held to be invalid or enconstitutional.

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

PASSED AND ADOPTED this toth day of October, 2019.

ATTEST: /s/ Entresto Torres Asst. Secretary

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

/s/ Jason Sessions Chairperson, Board of Supervisors

Exhibit A: Exhibit B: Exhibit C:

Muster Improvement Plan Report , dated October 9, 2019 Muster Special Assassment Methodology Report , dated October 9, 2019 Assassable Parcels

ublic.
rnade a preliminary assessment roll, in accordance

and the maximum assessment against each lot or
adopted and approved at the District's prelimina-

0.07 and 197,3632(4)(b), Florida Statutes, among

provensents as identified in the preliminary assess-

ger is hereby authorized and directed to place said blication at least twenty (20) days prior to the date why publication of patter. The District Manager is 3 of all property to be assessed and include its such somation concerning all assessments may be neces-

- cause this Resolution to be published twice (once ) be required by key or desired in the best interests
- . However, in no event shall this Resolution offect

ve, and effect of any other section or part of a section of this Resolution is wholly or necessarily de-

0003226567 October 2390, 2019

#### RIVERS EDGE II CDD 475 WEST TOWN PLACE SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 34435 AD# 0003226567-01

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

#### STATE OF FLORIDA COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared 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 who is personally known to me has produced as identification

(Signatur of Notary Public)



### NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSM RIVERS EDGE II COMMUNITY DE

### NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL I RIVERS EDGE IT COMMUNITY DI

NOTICE OF REGULA!

The Blaces Edge II Community Development District ("District") Board of Supervisors ("Board the Rivertown Amenity Center, 186 Landing Sirect, St. Johns, Florida 22259 to easily fee, and speelal assessments to seguive proposed bonds on benefited india within the District filen, and speelal assessments are seguive proposed bonds on benefited india within the District filen, and speelal assessments in the District has previous forms of the speelal assessments. The District has previous floride Statutes, adopted Resolution 2019-15, which, among other things, equalities the account low a new innotes assessment flor due to changes in the development plan resulting ment of the Districts boundaries to include additional development plan resulting ment in the Districts Mester Improvement Flan Report dated October 9, 2019 (the Improvement Flan Busicia is a mind of special-purpose local government responsible for providing, in part, in ments included in the Improvement Flan are currently expected to include, but are not limit landscape, master recreation, and other improvements also more specifically described in the hours from the District Records Office at the addresses provided above.

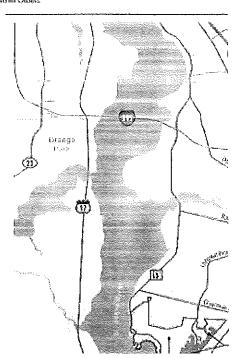
The District intends to impose assessments he headfield hades within the District in the manner of the control of the Assessment Report Chemistra special developments and the assessment Report Assessment Report Assessment Report District and currently expected to be assessed. The methodology is explained in more detail in the Assessment Report Assessment

Product Type	Numb
	of Uni
Townhomes	664
30'-39' Single Family	172
40'-49' Single Family	407
50'-59' Single Family	359
60'-69' Single Family	Ü
70'-79' Single Family	75
80'+ Single Family	41

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

The assessments may be prepaid in whose at any time, or in some instances in part, or may be debt to finance the improvements. These annual messarements are noticipated to be collected choose for directly soldent and colories the assessments are noticipated to be collected choose for directly soldent and colories the assessments. All affected property events know the obligation in until the isopance of bonds, at which time the fixed assessment amounts used in the public meeting, persuadi to a supplemental assessment assessment and collect prepared in a public meeting, persuadi to a supplemental assessment assessment and collect prepared to the operation and assessment and collect prepared to the operation and assessment and public to capital. Also on Wednestiny, November 20, 2018, at 10:30 a.m., at the Rivertown Amenity Center is meeting to consider any other husiness that may havefully be considered by the District. The anse with the provisions of Florida tase for community development districes. The Based ms tain amounted at the meeting goal for hearings.

If anyone chooses to appeal any decision of the Beard with respect to any matter considered at accordingly examp that a vertical or the investing of special provisions of the Beard with respect to any matter considered at accordingly examp that a vertical or the investing of special provisions of the Beard with respect to any matter considered at accordingly examp that a vertical or the investing or special provisions of the Beard with respect to any matter considered at accordingly examp that a vertical or the investing or special provisions of the finance of the Beard with respect to any matter considered at accordingly examp that a vertical or the investing or special provisions of the finance of the Beard with respect to any matter considered at accordingly examp that a vertical or the finance of



ienis pursuant 10 section 170.02, plorida statutes, by the Evelopment district

Pursuant to section 197-8832(4)(6), Florida Statutes, by the evelopment district

#### R MEETING

17 will hold public hearings on Wednesday, November 20, 2019, at 10:30 a.m., at let the adoption of an assessment real, the imposition of a master special assessment in geographic depiction of which limits are to be assessed is shown below, and to producing the real abouting conducted in accordance with the provisions of Section 170.00, and assessments against the lands then within the District. Forevent to Resolution a special assessments, release the original master assessment lien, and contemporance higher backment assessment is the real production of the stream and account to the product of progress and one particularity settlement Plan". The public bearing is being conducted pursuant to Chapters 170, 190 assessed to enab piece or parted of property may be ascertained by contacting the District (904) 940-8550. At the conclusion of the public hearings, the Board will, by resolu-

destructive improvements for lands within the District. The infrastructure amproved to, master dealnage and stormwater management, master transportation, master he improvement Plan (Improvements), on tile and available during portrail luminess are set forth in the District's Records Office at the address provided above, the maximum assessment see parted and platted unit for each land to except the is to be funded by the District will initially be determined on an equal assessment per described in more detail in the Assessment Report, the District's assessment will be

maximum of thirty (30) years for the total debt allocated to each parcel. The District thit of debt to be assessed by the District, exclusive of anticipated fees and costs of column schedule of assessments is as follows ("Naximum Assessments"):

ev.	
er	Net Annual Debt
15	Service Assessment
	Per Unit
	\$1,359
tariameter.	\$1,271
	\$1,644
	\$2,016
***************************************	\$2,192
,	\$2,740
	\$3,112

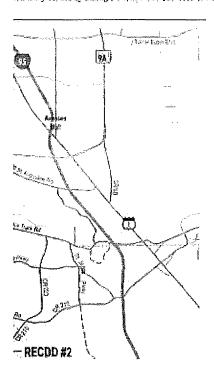
ic hearings and meeting identified above. Specific maximum amounts expected

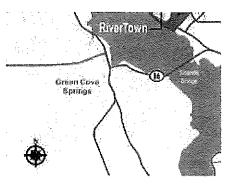
e gold in not some than thirty (30) annual installments subsequent to the issuance of on the St. Johns County tax red by the Tax Collector. Alternatively, the District may the right to appear at the public hearings and the right to also the Maximum Assessments beroin, landowners will take high a payment those hearing as well as a collection protocol, will be determined. The fixed assessment obtains, as well as a collection protocol, will be determined. The fixed assessment obtains, expinent's report and methodology but in no sevelt will exceed the Maximum (debt) assessments and shall have no effect on the zhillity of the District to levy assessments.

r, 156 Landing Street, St. Julius, Pluvida 32259, the Board will hald a regular pub-te Board meeting and bearings are expected the public and will be encounted in accord-cting and for the public bearings rate for southward in progress to a date and time re-

the meating or hearings, such person will need a record of the proceedings and should one and exidence upon which such appeal is to be lassed.

For physical hapatronout should contact the District Office at (2004) 240-2850 at least its light Service by dialing 7-1-1, or 1-200-285-2777 (TTO / 1-283-265-2770 (Vales)





#### VICINITY MAP

Exhi

RESOLUTION 2
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II
ASSESSMENTS, DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED,
IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE BLAN
DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVE
ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVII
CONFLICTS; SEVERABILITY AND
WHERE AS, the Prince of the Conflict of the Conf

WHEREAS, the Rivers Edge II Community Development District ("District") was established and entit of special-purpose government organized and entiting under and pursuant to Chapter and

end milt of special-purpose government organized and existing under and pursuant to Chapter and with REAS, the District is authorized by Chapter 190, Fforida Statutes, to firmine, fond, plan, including but nor himiled to: transportation lacibities, distiny facilities, recreational facilities, as serving kands within, the District and WHERRAS, the District has previously determined to andertake, install, plan, establish, continuation to the programment of the Report, de hight A and incorporated herein by reference (and the improvements set forth therein, formed a WHERRAS, it is in the best interest of the District to pay all or a portion of the rost of the programments of fact therein, formed a WHERRAS, it is in the best interest of the District to pay all or a portion of the rost of the programments of the District is appropriated by the programment of the programments of the programment of th

(5) benefits from the Project will accreae to the property improved,(5) the annount of those hencilits will exceed the annount of the Assessments,

mid (iii) the Assessments are fairly and reasonably alknested.

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

LAUTHORITY FOR THIS BESOLUTION; INCORPORATION OF RECITALS. This Re

LAUTHORITY POR THE BISOLUTION: INCORPORATION OF RECITALS. This Retables Crapters 170, 180 and 187. Florida Statutes. The resists stated above are incorporated in Discharation of the ensist discrete in the Assessments. The hand of Superisms ("Barrel") hereby feeling or a patificate of the ensist discrete by the Assessments.

3. DESIGNATING THE NATURE AND LOCATION OF PROJECT IMPROVEMENTS, described in Earlish A, which is on file at the Detries Researds Office. Taking the and Exhibit 4. DECLARING THE TOTAL ESTIMATED COST OF THE PROJECT, THE PORTION WHICH THE ASSESSMENTS ARE TO BE PAID.

A. The total estimated construction cost of the Project is \$32,547,262.31 ("Estimated Cost").

B. The Assessments will defray approximately \$44,876,000, which is the anticipated assessments will dealthy approximately \$44,876,000, which is the anticipated assessment in the expension of the engineering of the Project is \$32,647,262.31 ("Estimated Cost").

C. The manner in which the Assessments simil he approximated and paid is set forth in Earlish the versit in which the Assessments are extinted for endecision, the Assessments shall each be ble at the same time and in the same manner as one ad valorem taxes and sallected pursuing an uncondition and assessment method of collecting the Assessments is all each be ble at the same time and in the same manner as one ad valorem taxes and sallected pursuing ments may be enfected as is otherwise periodical by law, including best ant familial to by direct fall - does not repair that such methods in any given young regardless of near practices.

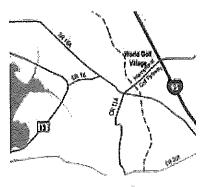
5. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVEL in plant contiguous or bounding and abouting upon such improvements or specially benefited if a ASSESSMENT G. Thurssant to Social Total, Flexical Statutes, there is on file, at the time plants and specifications described in Earlish B hereby, which chaptes the given the high and part of that day from the manuface of namenal baseliniants into which the assessment may be divided to plant o

NOTICE OF PUBLIC HEARINGS

DATE: November 20, 2019
TIME: ID:30 a.m.
LOCATION: Bigg/Town Amendy Conte

156 Landing Street St. Johns, Florida 32259

The purpose of the public heatings is to hear communit and objections to the proposed special another roll, a copy of which is on file in the District Records Office. Interested parties using an District Records Office. Interested parties using an District Records Office. Interested parties using an District Records Office. Interesting shall be advertised in accordance with Chapters 170, 180 and 197, Florington of the heating established herein). The District Distric



bit 1

**PROSSER** 

1020-01
COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL
IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE
FINER AND TIMING IN WHICH THE ASSESSMENTS AIRS TO BE PAUL;
ED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY
DING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING DAN EFFECTIVE DATE.

il by Ordinance 2018-26, as adopted by the St. Johns County Commission, and is a low 190, Florade Statutes, as amended, located entirely within St. Johns County, Florida;

, establish, acquire, install, equip, operate, extend, or construct certain improventents, and other infrinstructure projects, and services necessitated by the development of, and

Struct or reconstruct, enlarge or esserid, equip, acquire; operate, and/or maintain the alcd October 9, 2019 ("Master Improvement Plan Report") attached hereto as Exhir "Project"); and a sessence of purpose of the property of the property

'o Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge

or activates, so insolve, tailed, plant, establish, acquired construct to retoristively, change intestignal, betation 170.08, Piorida Statutes, adopted that pertain Resolution 2019-16, Distort, and statict homalistics to include additional developable and assessable property, the Diseases ments and replace the master, assessment lien at such time as the resolution con-

il that certain Marter Special Associated Methechology Report, dated October ft. 2019

r sml
c Purcels described in Exhibit C attacked hereto; and
mis contemplated by Section 170.03, Florida Statutes, for the necession of the hereto.

ated herein by reference and on like at Governmental Management Services, 475 West thereby finds and determines that:

#### OF RIVERS MOGETI COMMUNITY DEVELOPMENT DISTRICT:

reducion is adopted pursuont to the provisions of Plutida liw, including without limi-herein and are adopted by the Baard as true and correct statements, res that it has determined to undertake all or a partian of the Project and to defing all

. The nature and general headian of, and plans and specifications for, the Project are iC are also on like and available for public inspection at the terms bounded.

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

m par vilue of any bonds and which includes all or a partical of the Estimated Cast, as

t B. as may be modified by supplemental assessment resolutions. Commercing with paid in not more than thirty (90) around installments. The Assessments may be payntle Chapter 197, Forthe Statutes; provided, however, that in the event the uniform rich in any year, or if determined by the District to be in its best interest, the Assessed bill. The decision to collect Assessments by any particular method—e.g., on the tax fature years, and the District reserves the right with safe distriction to select collection

PD. The Assessments shall be leded, within the District, on all litts and lands adjoin-hereby and further designated by the assessment plat becomed provided for. Bistrict Reports Office, an assessment plat showing the area to be assessed, with cer-which are spen to inspection by the public. 1 District Manager has enuged to be made a preliminary assessment tall, in accordance is assessed, the amount of Excellet to and the maximum assessment against each lot or lod, which assessment rell is breaky adequed and approved as the Histrict's prelimina-

5ARINGS. Pursuant to Sections 179:817 and 197.3692(4)(b), Florida Statutes, among billows:

assessment program for District improvements as identified in the profundancy assess-opens at that hearing or submit their comments in writing prior to the hearings at the

ide Statestes, and the District Manager is hereby authorized and directed to place said one (1) week apast with the first publication at least twenty (20) dress prior to the date is the District States verificing such publication of notice. The District Manager is delace of the hearting to the converse of all property to be assessed and included his control to be improved and notice that information concerning all assessments may be ascorbially with the District Secretary strict Manager is hereby directed to came this Resolution to be published twice (once to provide such other matice as may be required by two or desired in the best interests

to conflict, superseded and repealed. However, in no event shall this Resolution offect

or un constitutional, the validity, force, and effect of any other section or part of a sec-t such other section or read of a section of this Besalution is whally or necessarily de-

perident then the section or part of a section so held to be trivially or anconstitutional. 12. EFFECTIVE DATE . This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this top day of October, 2019.

ATTEST: /a/ Emaste Torres Asst. Secretary

RIVERS EDGE II COMMUNITY DEVELOPMENT DI Isi Jason Sussimi Charperson, Board of Supervisors

Exhibit A: Maister Improsement Plan Report , Cated October 9, 2019
Exhibit B: Exhibit C: Assessable Purcels

Assessable Purcels

STRICT

0000226567 Oriober 2390, 2019

# Service Slip/Invoice

INVOICE:

6143099

DATE:

10/9/2019

ORDER:

6143099

www.turnerpest.com

Bill To:

[275347]

mm Pest

Rivers Edge CDD Jason Davidson 475 West Town Place

**E** Turner

Control

Main: 8400 Baymesdows Way, Sulte 12, Jacksonville, Florida 32256 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5205

Suite 114

Saint Augustine, FL 32092-3648

Work

Location: [275347]

904-679-5733

RiverClub(RECDD 2) Robert Beladi 160 Riverglade Run Saint Johns, FL 32259

1.32 572 435

10

Work Date Time Target Pest Technician - Time In 10/9/2019 01:23 PM ANTS, FIRE ANT, MICE, 01:23 PM Purchase Order Last Service Map Code Time Out Terms NET 30 10/9/2019 04:03 PM

7.7	Service Description	1.5	Price
CPCM	Commercial Pest Control - Monthly Service  V-156 1330, 571.	SUBTOTAL TAX AMT. PAID TOTAL	\$95.00 \$95.00 \$0.00 \$0.00 \$95.00
	OCT 1 5 2019	AMOUNT DUE	\$95.00
		Keen	
		TECHNICIAN SIGNA	TURE

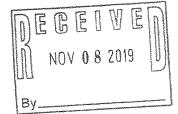
**CUSTOMER SIGNATURE** 



Invoice #: 1694B Date: 11/01/19

**Customer PO:** 

**DUE DATE: 12/1/19** 



#### BILL TO

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

#### **FROM**

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

www.verdego.com

1.32.572.461

#### DESCRIPTION

#57 - Standard Maintenance Contract November 2019

**AMOUNT** 

\$42,058.93

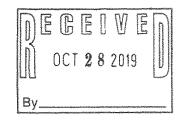
#### **Invoice Notes:**

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$42,058.93





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

1.32.572.461 51

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'.

**AMOUNT** 

Landscape Enhancement

\$1,900.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$1,900.00



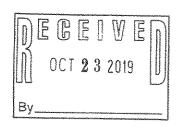
Invoice #: 1545 Date: 10/21/19

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

1.32.572-461

DESCRIPTION

#1378 - RiverClub Median Entrance

This is to remove dead viburnum and jasmine in the median located in front of RiverClub entrance.

Landscape Enhancement

\$1,920.00

**AMOUNT** 

**Invoice Notes:** 

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$1,920.00



#### PROPOSAL

Mailing Address RECDD 2 475 Westtown Place Suite 114 St. Augustine, FI 32092 Date: October 01, 2019 Opportunity#: 1378

Job Address

160 Riverglade Run St. Johns, Fl 32259

Phone:

PROPOSAL

Job Summary:

This is to remove dead viburuum and jasmine in the median located in front of RiverClub entrance.

Quantity	Description	Unit	Unit Price	Ext Price
24.00	Labor and Prep	Hr	\$30.00	\$720.00
0.00	Disposal Fee	Ea	\$50.00	\$0,00
40.00	Sunshine Ligustrum	3g	\$30,00	\$1,200,00
	_	Landscape Enhan	cement 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.

Verdego employees are fully covered by workman's compensation insurance.

ACCEPTANCE OF PROPOSAL

IAWE have reviewed your proposal and hereby indicate our acceptance of the same, as per lite 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.

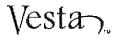
Robert Beladi 10/1/2019

Date

VerdeGo · PO Box 789 3335 North State Street · Bunnell, FL 32110 plione; 386-437-3122 einail: rbeladi@verdego.com www verdeen com

Page 1/1

Completed 10-11-18



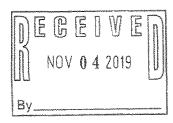
Invoice # Date 361989 11/1/2019

Terms Due Date Memo Net 30 12/1/2019 Rivers Edge CDDII

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



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



Description	(e))(h)(h)(	lahi(a	Alaifeilliai
Field Operations Manager	1		2,639.38
General & Lifestyle Manager	1		5,428.96
Hospitality Services	1		9,366.67
Community Maintenance Staff	1		3,500.00
Pool Maintenance	1		1,518.75
Janitorial Maintenance	1		1,344.37
		1	

Thank you for your business.

Total

\$23,798.13

# Vesta,

### Invoice

Invoice # Date 361737 9/30/2019

Terms
Due Date
Memo

Net 30 10/30/2019

Pass Thru Sept REC2

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



esculption Quantity	Gate A	arratesaria
illable Expenses . Pollicino - Walmart; Cost towards gift card prizes for cornhole tournament.		1.32
est was paid in cash.		7.24 18.99 24.63 30.44 35.00
. Pollicino - Constant Contact; Email newsletter. Split between RE CDD I & ع		35.00
Pollicino - Amazon; Wieghts and Laynards for CDD I. Ping pong paddles		68.57
r CDD II、CDD II=\$24.90,  CDD I=\$68.57 (Receipt \$93.47) otal Billable Expenses		221.19
_2 · 60		#004 40
RR-1.32.572 494	<b>'otal</b>	\$221.19
RR-1.32.572 494  56-1.32.572  56-1.32.572  58-1.32.572	<b>otal</b>	<b>\$</b> 221.1 <b>:</b>

# Publix.

John's Creek Center 2845 County Rd. 210 W St Johns, Fl. 32259 Store Hanager: Pete Muller 904-230-3939

30	74-570-3333	
PUB DRINKING W	WATER	0.86
DECL TEA UNSW	T CAI	2,99 T (
DELT LEMONADE	1/2	
1 # 2 FOR	3.00	1,50 7 1
You Saved	0.50	
PBX DELT TEA:	SWT H	
1 to 2 Fük	3.00	1.50 T I
You Saved	0.50	
Order Total		6.85
Sales Tax		<u>uil</u>
Grand Total		(7.24) 7.24
Gredit	Payment	7.24
Change		00.0

IN THE MARKET FOR \$1,000 IN GROCERIES?

Save this receipt and visit * www.PublixSurvey.com and you can * be entered into a monthly drawing * to win \$1000 in Publix gift cards. *

Your opinion means a lut to us.
Please let us know how we are
doing at your neighborhood Publix.

* No PUNCHASE NECESSARY. You *
* must be of legal age. Other *
* restrictions apply. 4
* For eligibility requirements, *
* deadlines, drawing dates, 4
free mail-in entry method, *
* entry/orize limits, ords of adminimum.



#### 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**

**Items Ordered Price** 

1 of: Play Platoon Weather Resistant Cornhole Bean Bags Set of 8 - Blue & Gray

\$18.99

Sold by: Ubiquitty (seiler profile) | Product question? Ask Seller

Condition: New

#### **Shipping Address:**

Marcy Politicino 1749 Pennan Place Saint Johns, FL 32259 **United States** 

#### Shipping Speed:

One-Day Shipping

#### **Payment information**

**Payment Method:** 

American Express | Last digits: 2404

Item(s) Subtotal: \$18.99

Shipping & Handling: \$0.00

**Billing address** 

Jason Davidson 245 Riverside Ave Jacksonville, FL 32202

**United States** 

Total before tax: \$18.99

Estimated tax to be collected: \$0.00

Grand Total: \$18.99

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

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# 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 Price

1 of: RPJC 8x10 Picture Frames Made of Solid Wood High Definition Glass for Table Top \$12.69 Display and Wall Mounting Photo Frame Black

Sold by: RPJC (seller profile)

Condition: New

1 of: Golden State Art, Wood Frame for 4x9 Business License Certificate with Real Glass \$11.94

& Table-top Display, Black
Sold by: Golden State Art (seller grofile)

Condition: New

**Shipping Address:** 

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

**Shipping Speed:** 

One-Day Shipping

#### **Payment information**

Payment Method:

American Express | Last digits: 2404

Item(s) Subtotal: \$24.63

Shipping & Handling: \$0.00

----

**Billing address** 

Jason Davidson

245 Riverside Ave

Jacksonville, FL 32202

**United States** 

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.

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THINK YOU FOR SHOPPING AT YURNER ACE HASDMARE HIN 6205 STATE ROAD IS 81. AUGUSTINE FL 322 M (904) 907-2424

PLEASE REHILL PAYTERN 13164 ATTANIO BLVO JOCISON/ILLE, FL 377.5

09/26/19 8:15AM

#2 SALE

1499599 1 EA \$1.59 EA
WIRE BRUSH 14"9/STRP9X19 \$4.55
1390640 1 EA (21.59 EA
GOOP GIP RIHIVER VOC GEL \$23.56

SUB-TOTAL:S

28,58 TAX: 0 1: TOTAL: 0 1.3€

to sur.

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BK CARGE: XXX CXXXXXXX1757 HID: 144446114:385 | 110:444612:

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30,44

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CARD TYPE AN EXPRESS

ERFT: XXXX

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ATC : COTF

AC : 33761137632A6143

Tkn10/Va)End1: 927387

Bank card

JS3\$ 3-44



<<= =

THAM: 430 INCHARY DAVIDORIN FIR YOUR PATRONAGE

Land

Name: X
I agree to pay a kive total amount according to part issuer agreement (merchant agreement if credit voucher) Acct: EAH CETOMER ST 4

Duskewer Doby

Sunsorui litemi are con-refiuncable. Sungle: Orders are con-refiuncable.

#### **Marcy Pollicino**

From:

Constant Contact Billing <notification@constantcontact.com>

Sent:

Wednesday, August 28, 2019 2:21 AM

To:

Marcy Pollicino

Subject:

Constant Contact Payment Receipt for Marcy Pollicino

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

Thank you for your paymentl

1	Description	Amount Paid	
	Payment - Credit Card	\$70.00	

Amounts shown may reflect sales tax which is applicable in certain areas.

Note you can continue to view payment receipts online. Log into your Constant Contact account, click the My Account link in the upper right hand comer 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.



# 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**

Items Ordered	Price
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 Sold by: NIBIRU4U LLC (seller profile)	\$26,90
Condition: New	
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. Sold by: YOUOWO (seller profile)   Product question? Ask Seller	\$9.99
Condition: New	
2 of: AmazonBasics 3 Pound Neoprene Dumbbells Weights - Set of 2, Purple Sold by: Amazon.com Services, Inc	\$12.99
Condition: New	
3 of: AmazonBasics 2 Pound Neoprene Dumbbells Weights - Set of 2, Pink Sold by: Amazon.com Services, Inc	\$9.99

Condition: New

#### Shipping Address:

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

#### Shipping Speed:

One-Day Shipping

#### **Payment information**

Payment Method:

American Express | Last digits: 2404

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

Billing address

Jason Davidson 245 Riverside Ave Jacksonville, FL 32202 United States

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.

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Plit 68.57



Invoice # Date 362712 10/31/2019

Terms Due Date Memo Net 30 11/30/2019

August-October RiverC...

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



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



1.32.572.53

10

មេនទៅរូបព្រែព្	eiseniliy	Bar Section	Amount
Riverclub Cafe Reconciliation August-October	1	9,550.89	9,550.89
			on all of the construct to construct with a character for the depth of the depth of the character of the cha

Thank you for your business.

Total

\$9,550.89

	Aug. 19	Sept. 19	Oct. 19	Total
Gross Sales	\$14,137.13	\$14,101.59	\$10,112.96	\$38,351.68
Cost of Goods Sold	\$6,464.42	\$6,295.52	\$6,247.12	\$19,007.06
Labor	\$9,914.00	\$9,082.20	\$8,533.40	\$27,529.60
Bank/SquareFees	\$523.89	\$458.05	\$383.97	\$1,365.91
Net Profit/Loss	-\$2,765.18	-\$1,734.18	-\$5,051.53	-\$9,550.89

### RiverClub Cafe ~

Aug. 2019-Oct. 2019

#### Sales

Gross Sales	\$39,534.34
Returns	(\$22.06)
Discounts & Comps	(\$1,160.60)
Net Sales	\$38,351.68
Taxes	\$2,492.48
Tips	\$6,227.02
Gift Card Sales	\$270.00
Total	\$47,341.18

### **Payments**

Total Collected			\$47,341.18
Cash		•	\$5,557.98
Card	•		\$41,618.67
Gift Card			\$164.53
Other		•••	 \$0.00
Fees			(\$1,239.97)
Net Total			\$46,101.21

*C*.

# **Rivers Edge II**

# Community Development District

### Check Run Summary October 31, 2019

Fund	Date	Check No.	Amount
<b>General Fund</b>			
	10/2/19	250-251	\$ 1,925.00
	10/16/19	252-271	\$ 83,778.14
Total			\$ 85,703.14

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/13/19 PAGE 1
*** CHECK DATES 10/01/2019 - 10/31/2019 *** RIVERS EDGE II - GENERAL FUND

CHICK BILLS	BA	NK A RIVERS EDGE II CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/02/19 00033	8/29/19 08292019 201909 320-57200-4 EVENT 9/29/19	9400	*	175.00	
	EVEN1 9/29/19	ERIC ALABISO			175.00 000250
10/02/19 00078	7/29/19 25749 201907 320-57200-6 56 AMP VFP	0000	*	1,750.00	
	50 AMP VFP	VAK PAK INC. MANUFACTURING			1,750.00 000251
	8/09/19 95015 201908 320-57200-6	0000	*	975.00	
	FRAME TRUSSED HOOD VENTS	ALLWEATHER CONTRACTORS			975.00 000252
10/16/19 00075	7/22/19 5607711 201909 300-15500-1 EVENT 10/19/19	0000	*	727.00	
	EVENT 10/19/19	BOUNCE IT OUT EVENTS			727.00 000253
10/16/19 00014	8/21/19 13941422 201908 320-57200-6	0000	*	308.62	
		DADE PAPER & BAG, LLC			308.62 000254
10/16/19 00014	8/27/19 13957144 201908 320-57200-6	0000	*	120.18	
		DADE PAPER & BAG, LLC			120.18 000255
10/16/19 00014	8/28/19 13961163 201908 320-57200-6 JANITORIAL SUPPLIES	0000	*	76.14	
		DADE PAPER & BAG, LLC			76.14 000256
10/16/19 00014	9/06/19 13985112 201909 320-57200-6 JANITORIAL SUPPLIES	0000	*	108.72	
		DADE PAPER & BAG, LLC			108.72 000257
	9/01/19 17 201909 310-51300-3 SEP MANAGEMENT FEES			2,500.00	
	9/01/19 17 201909 310-51300-3 SEP INFORMATION TECH	5100	*	100.00	
	9/01/19 17 201909 310-51300-5 OFFICE SUPPLIES	1000	*	13.04	
	9/01/19 17 201909 310-51300-4 COPIES	2500	*	133.65	
		GOVERNMENTAL MANAGEMENT SERVICES			2,746.69 000258
10/16/19 00004	8/16/19 109236 201907 310-51300-3 JUL GENERAL COUNSEL	1500	*	5,172.03	
		HOPPING GREEN & SAMS			5,172.03 000259

RED2 RIVERS EDGE II HSMITH

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/13/19 PAGE 2 *** CHECK DATES 10/01/2019 - 10/31/2019 ***

RIVERS EDGE II - GENERAL FUND BANK A RIVERS EDGE II CDD

	BANK A RIVERS EDGE II CDD					
CHECK VEND# DATE	INVOICE EXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #	
10/16/19 00004	8/16/19 109237 201907 310-51300- JUL BOND VALIDATION	31500	*	2,978.46		
		HOPPING GREEN & SAMS			2,978.46 000260	
10/16/19 00004	JUL BOUNDRY AMENDMENT		*	2,454.00		
		HOPPING GREEN & SAMS			2,454.00 000261	
10/16/19 00006	9/01/19 13129558 201909 320-57200- SEP POOL MAINTENANCE	46200	*	675.00		
		POOLSURE			675.00 000262	
10/16/19 00020	7/22/19 110034 201909 300-15500- EVENT 10/19/19	10000	*	350.00		
		PROGRESSIVE ENTERTAINMENT			350.00 000263	
10/16/19 00008	8/14/19 42427 201907 310-51300- JUL PROFESSIONAL SERVICE		*	4,378.69		
		PROSSER			4,378.69 000264	
10/16/19 00077	7/05/19 07052019 201909 300-15500-	10000	*	325.00		
	EVENT 10, 23, 13	SHAW FROM			325.00 000265	
10/25/19 00077	7/05/19 07052019 201909 300-15500- EVENT 10/25/19		V	325.00-		
		SHAW FROM			325.00-000265	
10/16/19 00062	7/25/19 16 201909 300-15500-		*	200.00		
		STEPHEN QUINN MUSIC			200.00 000266	
10/16/19 00028	8/21/18 I0321132 201908 310-51300- PH SPECIAL ASSESSMENTS		*	2,558.11		
		THE ST.AUGUSTINE RECORD			2,558.11 000267	
10/16/19 00073	7/26/19 11/11/19 201909 300-15500-	 10000	*	720.00		
	EVENT 10/11/19	UNDER THE BUS BLUES BAND			720.00 000268	
10/16/19 00051	9/09/19 1287B 201909 320-57200-	46100	*	37,987.71		
	SEP LANDSCAPE MAINTENANCE				37,987.71 000269	
10/16/19 00010	9/01/19 359774 201909 320-57200- SEP FIELD OPS MANAGER	VERDEGO LLC 34300	*	2,585.00		

RED2 RIVERS EDGE II HSMITH

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER *** CHECK DATES 10/01/2019 - 10/31/2019 *** RIVERS EDGE II - GENERAL FUND BANK A RIVERS EDGE II CDD	R CHECK REGISTER	RUN 11/13/19	PAGE 3
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
9/01/19 359774 201909 320-57200-34000	*	5,248.33	
SEP GEN/LIFESTYLE MANAGER 9/01/19 359774 201909 320-57200-34100	*	5,186.85	
SEP GUEST SERVICES 9/01/19 359774 201909 320-57200-34200	*	2,330.32	
SEP COMMUNITY MAINT STAFF 9/01/19 359774 201909 320-57200-46200	*	1,163.67	
SEP POOL MAINTENANCE 9/01/19 359774 201909 320-57200-51200	*	2,438.17	
SEP JANITORIAL MAINT 9/01/19 359774 201909 320-57200-46000 SEP COMMON GROUND MAINT	*	1,939.45	
VESTA PROPERTY SERVICES, INC			20,891.79 000270
10/16/19 00076 9/11/19 09112019 201909 300-15500-10000	*	350.00	
EVENT 10/19/19  MICHAEL ROSSI			350.00 000271
TOTAL FOR BA	ANK A	85,703.14	
TOTAL FOR RE	EGISTER	85,703.14	

RED2 RIVERS EDGE II HSMITH

From: Marcy Pollicino mpollicino@vestapropertyservices.com @

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

Date: August 29, 2019 at 9:13 AM

To: Daniel Laughlin dlaughlin@gmsnf.com

Cc: Jason Davidson jdavidson@vestapropertyservices.com

#### Good Morning,

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

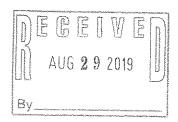
#### **Marcy Pollicino**

Lifestyle Director

Vestan

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

www.VestaPropertyServices.com



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From: Eric Alabiso <ericalabiso@gmail.com> Sent: Wednesday, August 28, 2019 4:35 PM

**To:** Marcy Pollicino <mpollicino@vestapropertyservices.com> **Subject:** INVOICE: Eric Alabiso for Sept. 29th 2019 Music

1.32.572.494

# 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!

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



INVOICE VAK PAK INC. Manufacturing

25749

07/29/19

1

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

Phone: Fax:

(904) 353-4403

Email:

(904) 358-2014

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** 

: Our Reference #: Salesperson Ordered By:

Q26636

Number:

Page:

Date:

Item NumberDescription

Shipped

Unit Price

Extended

DATE OF SERVICE 07/26/2019

1750.00

PROGRAMMED AND DELIVERED A 56 AMP VFD

Repair and Replacement RECDD II Jason Davidson ason Davidson

1.32.572.60

Sub-Total: 1750.00 ** Thank You For Your Business ** Tax 0.00 Total 1750.00 Paid RECEIVED BY ______ Net Due 1750.00





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

# Invoice

Date:	Invoice #:
8/9/2019	95015

1.32.572.60

74

#### Bill To

River's Edge Community Development Governmental Management Svcs 475 West Town Place Suite 114 St. Augustine, FL 32092

Terms **Email** dlaughlin@gmsnf.com Due Upon Receipt

#### Work Performed At

The RiverHouse Amenity Complex The RiverHouse Amenity Complex 39 Riverwalk Blvd St. Johns, FL 32259

**Purchase Order** Rep Work Order PM MATT KARLE 118449

ltem	Description	Amount
Parts/Misc	Kitchen Clubhouse Installed framing at trusses for kitchen hood vents Made (2) openings 3 x 4 at roof  AUG 1 6 2019  By	\$975.00

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

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



Order Date: 7/22/2019

1.300.155 00

75

Phone: 9125063183

**Event Location Marcy Pollicino** 160 Riverglade Run St Johns, FL 32259



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

Na	ame		Qty	Total
Con	rn Maze		1	\$595.00
Ge	nerator		1	\$95.00
Rentals subt Staffing Delivery Fees Discount	total			\$690.00 \$0.00 \$37.00 \$0.00 \$0.00
Sales Tax			Exempt 0%	\$0.00
Total				\$727.00
<b>Deposit Due</b>				\$0.00
Amount Paid		Tax		\$0.00
Balance Due	2	10%		\$727.00
Do you bring g	enerators to run this?	Tax Exempt Form		
		Form		

### Contract and Terms

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

Rules and Regulations: Always have adults present to supervise. No food or drinks in units or on tarps. Never allow children to enter until the inflatable is fully inflated. No dogs or pets of any kind all on units. Unit will be deflate if power fails, if power fails, exit the inflatable immediately. Never climb on exterior or interior walls of inflatables. Follow all load information on the external rules printed on the inflatable. Do not overload the inflatable. All people must remove shoes. No chewing gum or silly string, a cleaning fee will result if gum or silly string is found in or on the inflatable. No diapers or pull ups on wet slides, a swim diaper must be used at all times. No flipping on slides or inflatables. If winds exceed 20mph remove all people from the inflatable and deflate immediately. Do not wet a dry rental, if the inflatable is rented dry it must stay dry. Do not use any detergent or other lubricant on any wet slide. Overnight rentals - Customer agrees to remove the blower and store in a locked building during the overnight hours. Customer is liable for all equipment left at event site overnight. No person should be in the rental during overnight hours.

**Delivery/Operation/Removal:** To address specified by Lessee, Lessee grants Bounce It Out Events and its employees/contractors, the right to enter said property for the delivery and return of the rented equipment at approximate times. Lessee should operate equipment with instructions given by Bounce It Out Events employees/contractors. The equipment should never be moved or altered in any way. The equipment must be operated on a smooth and flat surface. All stakes and anchor points must remain in the rented items until removed by Bounce It Out Events employees/contractors. Never operate equipment during high winds, gusty winds, thunderstorms or lightning. The equipment can turn over in high winds, even if anchored, and this can result in severe injuries to the users. Do not resume use until adverse weather conditions have ceased. Always follow the manufacturers guidelines listed on the equipment. Additional safety information: Before entering the equipment, have the users remove their shoes, eye glasses, belt buckles and any other sharp objects. Never play, jump or enter a partially inflated/deflated piece of equipment. Never allow users to climb or play on the outside or inside walls of the unit, columns, netting or roof of equipment. Always follow the amount of riders and rules posted on the unit itself. Do not plug or unplug the cord repeatedly as this will cause damage to the blower resulting in the Lessee being responsible for any damage. Always have an adult present, who has reviewed and understands both this contract and the rules listed on the equipment itself, who can supervise the riders. Never allow the users to be unsupervised in or around the equipment. Never allow more than the maximum number of users listed on the equipment at one time. Only allow riders of the same age group to use the equipment at the same time. Never place a hose or water on any equipment unless authorized by Bounce It Out Events, if Lessee wets any equipment without authorization, a cleaning fee of \$50 per piece of equipment will be imposed. Do not allow silly string in or around the equipment, Silly string will stain the vinyl and will result in a \$250 cleaning fee per piece of damaged equipment. If the equipment can not be cleaned of silly string, the Lessee will be responsible for full replacement value of the equipment. Do not allow horseplay on, in or around the equipment. The equipment should remain free of all food, drinks, candy, confetti

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

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

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

**Disclaimer of warranties:** Bounce It Out Events makes no warranty of any kind, either express or implied, as to the condition of or performance of any leased equipment and Lessee agrees to immediately cease use of the equipment and contact Bounce It Out Events if any of the lease equipment develops any indication of defect or improper working conditions. Lessee agrees to use the equipment at Lessees 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 arrising 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 provission shall be deemed amended, as nearly as possible, to be consistent with the intent expressed herein.

#### Lessor will:

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

#### Lessee will:

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

#### Details for *rentalname*:

*rentalcontract*

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

99.58.205.139 on 7/23/2019	7/23/2019	
Signature	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

SPECIAL INSTRUCTIONS

Dada Paper & Bag, LLC dba Imperial Dade 4102-7 BULLS BAY HWY. JACKBONVILLE: FL BRRIF



ORDER NO. ORDER DATE INVOICE NO. 08/20/19 13941422 SOURCE CÚSTÔMER NO. I SHIP DATE 541626 08/21/19 DE.

JACKSOMVILLE, FL

PHONE (904)783-9490

FAX (904)783-4181

INVOICE

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RIVERS EDGE CDD II RIVERS EDGE COD 160 RIVERGLADE RUN

BT JUHNS, FL 32287, UEA

904940EAES ROUTE STOP

SHIP VIA

P.O./CONTRACT NO.

500/C5

EACH

ACCT REPITAX CODE

541

CUBE / WEIGHT

TERMS

TOSON

CIVERTOWN

175 W TOWN PLACE STE 114

TONTACT: DANTEL LAUGHLIN

UNIT

ST AUGUSTINE, FL 32072.

RIVERS EDGE CDD

DESCRIPTION

4.4

15:DUR TRUCK

8.20.19 PACK / SIZE 50 NET 30 DAYS

UNIT PRICE AMOUNT

QUANTITY QUANTITY

SHIPPED ORDERED

1 UNIT 55573 EASY SCRUE FLAT MOP TOOLEACH

1 CASE TMMP446016 FREEDOM SI 16" MOP MICROF WHT S

4 EACH 36340414 COBWED DUSTER HEAD

1 65

FOR USE WITH

0/0 2.3/14

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158.86 130,72 158.84 130.72

INVOICE DATE

O8/21/19

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PAGE

4.76

19.04

Janitorial Supplies RECDD II Jason Davidson ason Davidson



E PAYMENT CHARGE.

TO PAY HIGHEST INTEREST RATE/COLLECTION COST & REASONABLE LICING 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

*TAXABLE ITEMS

RECEIVED BY SIGNATURE X

RECEIVED BY PRINT NAME

DATE

CUBE WEIGHT > TOTAL

2.3 4.50 TAX **FREIGHT**  Z&. BOT 0.00 0,00

TOTAL PIECES

TOTAL

TOTAL >

SUB TOTAL

308.62

NO SHORTAGE OF AILES ASSIGNED ACTED OFFICE COMME

Please mail your remittance to:

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

Dade Paper & Baq. LLC dba Imperial Bade 4102-7 BULLS BAY HWY. JACKSONVILLE, FL BEE19 ORDER NO.

828448 08/26/19 CUSTOMER NO. SHIP DATE

LIBA

13957144 08/27/3 PAGE C/S REP SOURCE

08/27/19 241626

ORDER DATE

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INVOICE DATE

JACKSOMVILLE, FL

PHONE (904)783-9490

S H

I P

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0

FAX (904)783-4181

INVOICE

INVOICE NO.

RIVERS EDGE COD RIVERTOWN 475 W TOWN PLACE STE 114 BT AUGUSTINE, FL 32092, USA CONTACT: DANIEL LAUGHLIN SPECIAL INSTRUCTIONS

PHONE: POSSSONARS

RIVERS EDGE COD II RIVERS EDGE COD 160 RIVERGLADE RUN BT JUHNS: FL BEEST:

> ACCT REPITAX CODE TERMS

AVIDSON

34

ROUTE STOP

SHIP VIA 24 GUE TRUCK

8.26.19

P.O./CONTRACT NO.

541 EO MET 30 DAYE

120.15

120.15

0.00

0.00

QUANTITY SHIPPED			DESCRIPTION	PACK / SIZE	CUBE / WEIGHT	UNIT PRICE	AMOUNT
	44-1 44-1 49-1	Case Case Pro	VICHAY PF MED VINYL 64V3000PFM GLOVES 10/17 VICHAY PF LG VINYL 64V3000PFL GLOVES 10/10 HE1990A TORK UNIVERSAL 2PLY HHROLL TOWEL 3 VIC SAY GREEN MICROFIBER 16×16ALL PURPOSE 74D PREM SCRUBBING SPONGE YELL/GRN 3.5"×6"	10/100 10/100 30/84/C 12/PKG 20	.6/12 J.6/21	53.27 53.27 57.01 9.00 17.63	33,2 33,2 27,0 27,0 17,6

RECOO 2 JAN ITORIAL SUPPLIES i

DATE

rvi AUG 50 (C) ma 00 2019

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

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TOTAL CUBE	$\triangleright$	E . 1 SUB TOTAL	
TOTAL WEIGHT	$\triangleright$	会,等C TAX 4度 FREIGHT	
TOTAL PIECES	$\triangleright$	E TOTAL ▶	

NO SHORTAGE CLAIMS AN OWED AFTER SIGNING OF THIS INVOICE

PRINT NAME



Please mail your remittance to:

JACKSONVILLE, FL

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

Dade Paper & Bag, LLC dba Inperial Dade ATOR-Y BULLE BAY HMY. JACKSONVILLE, FL 32219



ORDER NO. ORDER DATE INVOICE NO. 83211E 08/27/19 13961163 CUSTOMER NO. SHIP DATE SOURCE

541626 08/28/19

PAGE C/S REP 95. 1 ママミエ

INVOICE DATE

08/28/19

PHONE (904)783-9490

FAX (904) 783-4181



LIVERS EDGE COD

LIVERTOWN

ITS W YOWN PLACE STE 114

IT AUGUSTINE, FL 32072, USA

CONTACT: DANIEL LAUGHLIN

PHONE: FO4940ESES

RIVERS ENGE COD II RIVERS EDGE COD 160 RIVERGLADE RUN ST JOHNS, FL 32259, - USA

SPECIAL INSTRUCTIONS

ROUTE STOP

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- SHIP VIA

P.O./CONTRACT NO.

ACCT REPTAX CODE

TERMS

/IDEGN

DUR TRUCK

8.27,19

541

NET BO DAYS

QUANTITY QUANTITY SHIPPED ORDERED

DESCRIPTION

PACK / SIZE

CUBE / WEIGHT

UNIT PRICE

AMOUNT

1 CASE XTREME TUFF 40x46 BLK LD 2 MilC/LNR 45 GAL 2 CASE MB540A TORK UNIV WHITE M-FULD

100

.6/24

25,40

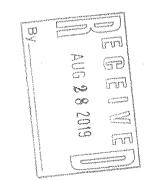
25.60

16/250 3/38 25.27

50.54

RECOD 2 DANITORIML SupPLIES





"E PAYMENT CHARGE. 3 TO PAY HIGHEST INTEREST RATE/COLLECTION COST & REASONABLE 'RICING ERRORS SUBJECT TO CORRECTION. DELIVERY CONTINGENT DISTRIKES/TRANSPORTATION DELAYS/OTHER ACTS BEYOND OUR G REFUSAL OF MANUFACTURER TO DELIVER PRODUCTS AT AGREED HASER AGREES TO RESCIND ORDER/CONTRACT BY ACCEPTING

*TAXABLE ITEMS

RECEIVED BY SIGNATURE X

RECEIVED BY PRINT NAME

-	

TOTAL CUBE	$\triangleright$	-13 n	ć
TOTAL WEIGHT	$\triangleright$	23	
TOTAL	$\triangleright$		

PIECES

SUB TOTAL 6.50 tax **FREIGHT** TOTAL >

0.00 0,00 76.14

75.14

DATE



RIVERS EDGE COD

Please mail your remittance to:

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

JACKSONWILLE: FL

Dade Paper & Bad, LLC dia Imperial Dade A102-7 BULLE BAY HNY. LACKSONVILLE: FL 32217

ORDER NO. ORDER DATE 09/05/19 SEETOT CUSTOMER NO. SHIP DATE

13905112 SOURCE

INVOICE NO:

09/06/19 PAGE

541626 09/05/19 CO ES

C/S REP TTE! 1

INVOICE DATE

FAR (904)783-4181

INVOICE

Н P 0

RIVERS EDGE COD II RIVERS EDGE DDD 160 RIVERGLADE RUN BT JOHNE, FL BEZER,

UB9

ACCT REPITAX CODE

AVIDEON

SPECIAL INSTRUCTIONS

PHONE: 704740EAEA ROUTE STOP

18.48 0.48

PHONE (904) TES-9490

JOUR TRUCK

SHIP VIA

P.O./CONTRACT NO. 9.E.19 CDD2

PACK / SIZE

541

CUBE / WEIGHT

TERMS RYAG OK TEM.

UNIT PRICE

Id.BI

RIVERTOWN

QUANTITY QUANTITY SHIPPED ORDERED

CASE

1 CASE

ATE W TOWN PLACE STE 114

CUNTACT: - DANIEL LAUGHLIN

ST AUGUSTINE, FL 32092,

DESCRIPTION

USA

BRIBYA HARMONY PRO 2PLY PREM

35419 PINE BOL LEMON FRESH

BATH TIBBUE ALL PURF CLM

3/14402 1/30 CASE 1607-04 GOJO PINN ALL PUMPOSE LOTION HAND 4/19AL. 1.2/40

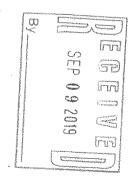
96/400/ 4.8/RE 31.45 40.44

331.45 40.44 36.83

**AMOUNT** 

ANITORINE SUPPLES RECOUTE

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LATE PAYMENT CHARGE.

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

*TAXABLE ITEMS				•	
RECEIVED BY SIGNATURE <b>X</b>	1		e:	/ }	
BECEIVED BY		7			٠,

PRINT NAME

DATE

TOTAL CUBE TOTAL WEIGHT

6.8 Chart.

SUB TOTAL - 6.50 TAX FREIGHT

0.00 0.00 108.72

106.72

TOTAL >

TOTAL

PIECES

NO SHORTAGE OF AIMS AFF OWER AFTER SIGNING OF THIS INVOICE

# Governmental Management Services, LLC

1001 Bradford Way Kingston TN 37763

# Invoice

\$2,746.69

\$2,746.69

\$0.00

**Total** 

Payments/Credits

**Balance Due** 

Bill To:

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



Invoice #: 17 Invoice Date: 9/1/19

Due Date: 9/1/19

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - September 2019 1-31-513-34 Information Technology - September 2019 1-31-513-351 Office Supplies 1-31-513-51 Copies 1-31-513-425		2,500.00 100.00 13.04 133.65	2,500.00 100.00 13.04 133.65

# Hopping Green & Sams

Attorneys and Counselors

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

August 16, 2019

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

changes.

Bill Number 109236 Billed through 07/31/2019

<b>General C</b>	ounsel	
RE2CDD	00001	JLK

AUG 20 201

1·31·513·315

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<b>FOR PROI</b>	ESSION	AL 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	1.30 hrs

General Coun	sel	Bi	ill No. 109236		Page 2
07/17/19	LMG	Review bond counsel and unde	erwriter agreements.		1.00 hrs
07/18/19	LMF	Review alcohol policies to prep	Review alcohol policies to prepare hold harmless waiver for resident clubs.		
07/20/19	LMG	Revise 170.03 resolution.			0.30 hrs
07/22/19	LMG	Travel to and attend board me bonds.	eeting; follow up from same; re	esearch regarding	3.20 hrs
07/24/19	JLK	Post meeting wrap up; confer Gentry on validation and mailin		es; confer with	0.60 hrs
07/24/19	LMG	Review meeting minutes.			0.10 hrs
07/25/19	LMF	Prepare mailed notice for asse	ssment hearing.		0.70 hrs
07/26/19	LMG	Correspondence regarding ass	essment hearing date.	•	0.20 hrs
07/26/19	LMF	Prepare mailed and published	notices for assessment hearing	g.	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 prelipreliminary comments.	minary comments; review plat	and provide	1.40 hrs
	Total fe	es for this matter	•		\$4,933.50
DISBURS					FF F0
		ent Reproduction			55.50
•	Travel				139.50
	Travel -				4.94
	Total di	sbursements for this matter			\$199.94
MATTER S	SUMMAR	<u>.</u>	. '		
	Kilinski,	Jennifer L.	10.20 hrs	275 /hr	\$2,805.00
	Fiore, L	ydia M Paralegal	3.10 hrs	170 /hr	\$527.00
	Gentry,	Lauren M.	6.40 hrs	245 /hr	\$1,568.00
	Eckert,	Michael C.	0.10 hrs	335 /hr	\$33.50
		TOT	AL FEES		\$4,933.50
		TOTAL DISBURSI			\$199.94
	INT	EREST CHARGE ON PAST DUE B			\$38.59
•		TOTAL CHARGES FOR THIS M	MATTER		\$5,172.03

enerai Counsei 	BIII No. 109236	=========	=========	Page 3
Kilinski, Jennifer L.		10.20 hrs	275 /hr	\$2,805.00
Fiore, Lydia M Paralega		3.10 hrs	170 /hr	\$527.00
Gentry, Lauren M.		6.40 hrs	245 /hr	\$1,568.00
Eckert, Michael C.		0.10 hrs	335 /hr	\$33.50
	TOTAL FEES			\$4,933.50
тс	OTAL DISBURSEMENTS			\$199.94
INTEREST CHARGE O	N PAST DUE BALANCE			\$38.59

Please include the bill number on your check.

\$5,172.03

**TOTAL CHARGES FOR THIS BILL** 

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300 P.O. Box 6526 Tallahassee, FL 32314 850.222,7500

August 16, 2019

Rivers Edge II CDD c/o Governmental Management Services, LLC 475 West Town Place, Suite 114 St. Augustine, FL 32092 Bill Number 109237 Billed through 07/31/2019

<b>Bond Validation</b>
------------------------

RE2CDD 00102

JLK

AUG 2 0 2019

1-31-513-315

### **FOR PROFESSIONAL SERVICES RENDERED**

03/18/19	LMG	Prepare bond validation complaint.	0.40 hrs
07/03/19	LMG	Review master improvement plan; research regarding same.	1.10 hrs
07/16/19	LMG	Review and comment on Master assessment methodology and Engineer's Report; research regarding assessments.	3.10 hrs
07/17/19	JLK	Review indenture and bond resolution and begin review of ER; confer with staff on same.	1.30 hrs
07/18/19	JLK	Begin review of AM and provide comments to same; confer with DM regarding unit options and treatment of same; confer regarding impact on boundary amendment on ER and AM and updates to same.	1.00 hrs
07/20/19	JLK	Review and provide comments to ER; review and provide comments to methodology text; review and provide comments to tables; conference call regarding unit types and assessment options and methodology related to same; review Rivers Edge master and assessment levels and confer with staff on same.	1.80 hrs
07/29/19	LMG	Prepare 170.08 hearing notices and resolution; collect information for validation complaint; prepare drafts of issuer's counsel documents.	2.90 hrs
٠.	Total fee	es for this matter	\$2,965.00

### **MATTER SUMMARY**

TOTAL CHARGES FOR THIS MATTER			\$2,978.46
INTEREST CHARGE ON PAST DUE BALANCE			\$13.46
TOTAL FEES			\$2,965.00
Gentry, Lauren M.	7.50 hrs	245 /hr	\$1,837.50
Kilinski, Jennifer L.	4.10 hrs	275 /hr	\$1,127.50

Bond Validation	Bill No. 109237	Page 2
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**BILLING SUMMARY** 

TOTAL CHARGES FOR THIS	S BILL		\$2,978.46
INTEREST CHARGE ON PAST DUE BA	LANCE		\$13.46
TOTA	L FEES		\$2,965.00
Gentry, Lauren M.	7.50 hrs	245 /hr	\$1,837.50
Kilinski, Jennifer L.	4.10 hrs	275 /hr	\$1,127.50

Please include the bill number on your check.

# Hopping Green & Sams

Attorneys and Counselors

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

August 16, 2019

Rivers Edge II CDD c/o Governmental Management Services, LLC 475 West Town Place, Suite 114 St. Augustine, FL 32092 Bill Number 109238 Billed through 07/31/2019

<b>Boundary</b>	Amendment	
RE2CDD	00105	JLK



1.31.513.315

<b>FOR PROP</b>	ESSION	AL SERVICES RENDERED	
07/03/19	JLK	Confer with Gentry on county status of review of petition; confer with engineer on same, including legals.	0.50 hrs
07/12/19	JLK	Review boundary amendment petition response from SJC; disseminate responsibilities and confer with staff on same.	1.10 hrs
07/12/19	LMG	Review County's comments on boundary amendment petition; correspondence regarding same.	0.50 hrs
07/15/19	JLK	Review comments from county and confer with Gentry regarding checklist and options related to same; begin to compile response to petition requests for information.	1.00 hrs
07/15/19	LMG	Revise Boundary Amendment petition and provide revisions to SERC based on comments from county; prepare list of deliverables requested from county.	1.80 hrs
07/16/19	JLK	Conference call regarding county comments, legal descriptions and updated petition; transmit information on same; review parcels in question.	0.80 hrs
07/16/19	LMG	Conference call regarding boundary amendment task list; follow up from same.	1.10 hrs
07/18/19	LMG	Conference with Roberts regarding boundary amendment revisions.	0.20 hrs
07/24/19	LMG	Revise SERC and transmit for comment; correspondence regarding legal descriptions.	0.50 hrs
07/26/19	LMG	Prepare boundary amendment hearing notice; make further revisions to SERC.	0.40 hrs
07/31/19	LMG	Review revised maps; analysis regarding acreage summary chart; correspondence with staff regarding same.	1.70 hrs
	Total fee	es for this matter	\$2,454.00

### **MATTER SUMMARY**

Boundary Amendm	nent 	Bill No. 109238			Page 2
Gentry, Lauren M.			6.20 hrs	245 /hr	\$1,519.00
		TOTAL FEES			\$2,454.00
	TOTAL CHARGES FOR THIS MATTER				
BILLING SUM	<u>IMARY</u>				
Kili	inski, Jennifer L.		3.40 hrs	275 /hr	\$935.00
Ge	entry, Lauren M.		6.20 hrs	245 /hr	\$1,519.00
		TOTAL FEES			\$2,454.00
	TOTAL CHARGI	S FOR THIS BILL			\$2,454.00

Please include the bill number on your check.



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

# Invoice

Date

9/1/2019

Invoice #

131295588019

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

Bill To

Rivers Edge CDD Government Management Services 475 West Town Place suite 114 St. Augustine FL 32092

Ship To

River Club 160 Riverglade Run St. Augustine FL 32092

1-32-572-462

6

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	675.00
	A09 27 200			

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





#### 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 # 110034 Terms: At event

PO#

<u>Customer name</u>: Rivers Edge CDD (RiverTown)

7/22/2019

140 Landing Street., St. Johns, Fl. 32259

Event type: Fall Festival

Billing address:
Original contact person:

Invoice date:

Event date:

140 Latiding Street, St. 30th

Marcy Pollicino

Wk: 904-940-0008 Cell: 904-710-9348

E-mail/ fax:

mpollicino@vestapropertyservices.com

At event contacts with cell:

ts with cell: Same Saturday October 19, 2019

Hours of event:

3:00 pm- 6:00 pm

Total Reg. Price \$

Hours of service:

Same

Approximate set up time:
Location name and address:

Between: 11:00 am- 1:00 pm

160 River Glade Run, St Johns Pl 32259

River Club Amphithaetre Area

naetre Area

Power within 75':

Yes

Where to set up at location: Set up-grass or pavement:

GR

Water within 75': N/A

Covered area for entertainer:

n/a

Notes:

SERVICES NEEDED:

* Inflatable Axe Throwing Game

Delivery

Reg. Rate \$ 349.00

Your Cost \$ 295.00

Reg. Rate \$ 55.00

Your Cost \$ 55.00

404.00 Your Total \$ 350.00

Total Savings \$ 54.00



Sub Total:

350.00

Sales Tax:

330

\$

\$

\$

\$

Invoice Total:

350.00

50 % Deposit required

\$

Balance due at set up

\$ 350.00

Payments received

\$

**Current Balance** 

350.00

### CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

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

Customer signature required x	Date:

# PROSSER[®]

August 14, 2019

Project No:

113094.70

Invoice No:

1.15 times

42427

Rivers Edge CDD

c/o Governmental Management Services, LLC

Attention: Bernadette Peregrino 475 West Town Place, Suite 114

1.31.513.31

St. Augustine, FL 32092

113094.70

Rivers Edge II CDD

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

**Total Reimbursables** 

**Expense Billing** 

Project

Reimbursable Expenses

Blueprints/Reproduction

24.95

24.95

28.69 \$28.69

Task 1: 0 & M

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

### **Professional Personnel**

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

4,350.00

**Total this Task** 

**Total this Task** 

\$4,350.00

Total this Invoice

\$4,378.69

### **Outstanding Invoices**

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



# **Contract For Musical Services**

An agreement made on 151517
between (Hirer name) Vesta (Rivertoun) c/o Marcy Pollicino
of address 160 River Olade Tour St. Johns, FL. 322
and Band Representative: SHAW FROM
of address 1392 CASTLE PINES CERCLE, ST. AUG, F1.320
Agree to provide a combination of $4$ musicians appearing as The Shades of Green B
to perform the following engagement at/\ldots\texture{Uurtour}
of address All above.
in the amount of 325 payable by Check (check, cash etc.)
in the amount of 325 - payable by <u>check</u> (check, cash etc.)
upon completion of the musical services, minus the deposit.
Conditions:
Deposit: At the time of signing the Contract,
shall pay a non-refundable deposit of for the Services.
Cancellation by the Hirer, the deposit is non-refundable.
<ul> <li>Cancellation by the Band or Musician(s), the deposit will be refunded in fulf.</li> </ul>
<ul> <li>The Band or Musician(s) shall arrive at least 1 hour before starting time, to set-up and conduct sound check.</li> <li>Guest tickets, If applicable for the Band or Musician(s) Www.allowed m/c.</li> </ul>
• Food and Drink, If applicable
Signature of Band representative
Printed Name of Band representative SHAW FROM
Telephone 850-321-5598 Email #HAW. FROM 1 COg Mail, Com.
Signature of Hirer
Printed Name of Hirer MARCY POLLICINO
Telephone 904-679-5523 Email Mpollicino @ Vesta property services. Com
· · · · · · · · · · · · · · · · · · ·



# **New Invoice**

\$200.00 due on July 25, 2019

1.32.572.494

# Pay invoice

## Stephen Quinn Acoustic

Invoice #000016 July 25, 2019



### Bill To

River Town

River Town

mpollicino@vestapropertyservices.com

+1 (904) 679-5523

160 Riverglade Run

Saint Johns, Florida 32259

We appreciate your business.

**Custom Amount** 

\$200.00

Stephen Quinn Acoustic 11/2/2019

Subtotal \$200.00

Total Due \$200.00



### Questions on this invoice call:

(866) 470-7133 Option 2

START STOP	NEWSPAPER REFERENCE	12[14] DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	EMOUNT
08/04		Balance Forward						\$367.98
08/20	P98753	Payment - Lockbox 213						\$-76.29
08/21 08/21	103211328-08282019	SECTION 170.07 SPECIAL ASSESSMENTS	SA St Augustine Record	3.00 x 22.7500	68.25	1	\$8.98	\$612.89
08/21 08/21	103211328-08282019	SECTION 170.07 SPECIAL ASSESSMENTS	SA St Aug Record Online	3.00 x 22.7500	68.25	1	\$8.97	\$612,20
08/28 08/28	103211328-08282019	SECTION 170.07 SPECIAL ASSESSMENTS	SA St Augustine Record	3.00 x 22.7500	68.25	1	\$7.63	\$520.96
08/28 08/28	103211328-08282019	SECTION 170.07 SPECIAL ASSESSMENTS	SA St Aug Record Online	3.00 x 22.7500	68.25	1	\$7.62	\$520.37
		PREVIOUS AMO	OUNT OWED:	\$367.98				
		NEW CHARGES T	HIS PERIOD:	\$2,266.42				
		CASH T	HIS PERIOD:	(\$76.29)				
		DEBIT ADJUSTMENTS T	HIS PERIOD:	\$0.00				
		CREDIT ADJUSTMENTS T	THIS PERIOD:	\$0.00				
		W	/e 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.

SEP 60 2019

1·31·513·48

INVOICE AND STATEMENT OF ACCOUNT	AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

581"

21 CURREN	T NET AMOUNT	22	30 DAYS		60 DAYS	OVE	R 90 DAYS	* UNAPP	JED AMOUNT	23	TOTAL AMOUNT DUE
\$2,2	\$2,266.42 \$291.69		\$0.00 \$0.00		\$	0.00		\$2,558.11			
SALES R	REP/PHONE #	25		************		ADV	ERTISER INFORMA	TION			
Melissa	Rhinehart	i	BILLING PERIOD	6	BILLED ACCOUNT NU	MBER	ADVERTISER/	CLIENT NUMBER	2	ADVER	TISER/CLIENT NAME
	19-3423	08	3/05/2019 - 09/01/2019		34435		344	135		RIVERS	EDGE II CDD

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261

The St. Augustine Record

PO Box 121261 Dallas, TX 75312-1261 Payment is due upon receipt.

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



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

### **ADVERTISING INVOICE and STATEMENT**

		1 BILLING PERIOD				2 ADVERTISER/CLIENT NAME								
08/05/2019 - 09/01/2019					RIVERS EDGE II CDD									
СОМ	PANY	7 23 TOTAL AMOUNT DUE			* UNAPF	* UNAPPLIED AMOUNT 3 TE			TER	MS OF PAYMENT				
SA	SA 7 \$2,558.11					\$0.00 NI			NET	T 15 DAYS				
21	21 CURRENT NET AMOUNT 22 30 DAYS			60 DAYS			OVER 90 DAYS							
		\$2,2	266.	.42			\$291.69	!			\$0.00			\$0.00
4	PAGE	E#	5	BILLING DATE	Ε .	6	BILLED ACC	OUNT NUMBER	7	7 ADVERTISER/CLIENT NUMBI		ENT NUMBER	24 STATEMENT NUMBER	
			Π	09/01/2019	9		34	435			34	143	5	0000053895

BILLING ACCOUNT NAME AND ADDRESS



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

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

REMITTANCE ADDRESS

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

## Legal Ad Invoice

# The St. Augustine Record

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

1

Acct: 15655

8652382622

Phone: E-Mail: Client:

chogge@gmsnf.com RIVERS EDGE CDD

Ad Number: Start:

0003207721-01

SA Legals

08/21/2019

Caller: Courtney Hogg issues:

Rep: Melissa Rhinehart

Name: RIVERS EDGE CDD

City: SAINT AUGUSTINE

Address: 475 W TOWN PLACE, STE 114

State: FL

**Zip:** 32092

Paytype: BILL

Stop: 08/21/2019

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



## Legal Ad Invoice

# The St. Augustine Record

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

187 Lines Depth 21.00 Columns

Price \$1,130.85 NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07. FLORIDA STATUTES, BY THE RIVERS EDGE II COM-MUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL, PURSUANT TO SECTION 197.3082(43h), FLORIDA STATUTES, BY THE RIVERS EDGE II COM-MUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MERTING

The Rivers Edge II Community Development District ("District") Board of Supervisors ("Board") will hold public hearings on W mesday, September 18, 2019, at 10:30 a.m., at the Riverstown Amenity Center, 156 Landing Street, St. Johns, Florida 32 to consider the adaption of an assessment roll, the imposition of a master special excessment lies, and special excessments to appropriate through the property of the property of the property of the streets and grass to be improvement to a proposed hunds on bernefited lands within the District, a geographic depiction of which lands are to be assessed is shown below, to provide for the key, collention and enforcement of the special exestments. The streets and grass to be improvement Plan's public bearing is being conflueted pursuant to Chapters 170, 190 and 197, 1. A description of the property to be assessed and amount to be assessed to each piece or parcel of property may be ascertained by contacting the District's Records Office locate 475 West Town Place, Saide 114, 81. Augustine, Forich 32002, (1904) 940 5850. At the containing the District's Records Office locate which the District is a unit of special purpose head gonvertment responsible for providing, in part, infrastructure improvements for L within the District is a unit of special purpose head gonvertment responsible for providing, in part, infrastructure improvements included in the Improvement Plan are currently expected to include, but out limited to, master drainage and stormwater management, master transportation, matter landscape, master recteation, and o improvements, all as more specifically described in the Improvement Plan (Tuprovements). On the and available during no business hours from the District Report, dated July 21, 2019 (the "Assessment Report"), which is on the and available during no business hours from the District Records Office at the address sprovided above.

The District intends to Improve assessments on benefitted lands within the District in the District wil

ther.
The annual principal assessment levled against each parcel will be based on repayment over a maximum of thirty (30) years for the tall debt allocated to each pancel. The District expects to collect sufficient revenues to retire no more than \$41,375,000 in principal amount of debt to be assessed by the District, eschavior of anticipated fees and cost of collection and enforcement, discounts early payment and the natural interest. The proposed annual selectible of assessments is as follows ("Maximum Assessments"):

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

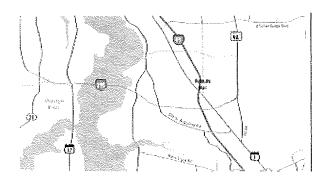
All amounts stated begeln are subject to change and/or final determination at the public hearings and meeting identi-above. Specific maximum amounts expected per parcel or product type is as set forth in the Assessment Report,

above. Specific maximum amounts expected per parcel or product type is as set forth in the Assessment Report.

The assessments may be prepaid, in whole at any time, or in some instances in part, or may be puid in not more than thirty (10) an installments subsequent to the isomence of debt to finance the Improvements. These amount assessments are anticipated to be lected on the St. Johns County tee roll by the Tax Collector. Alternatively, the District may choose to directly collect and end these assessments. All affected property owners base the right to appear at the public hearings and the right to file written of tions with the District within twenty (20) days of the publication of this notice. Notwithstanding the description of the Maxim Assessments herein, landawares will not have a popment adigation and the isometer of bonds, in which time the fixed assessments herein, landawares will not have a popment adigation must the isometer of bonds, in which time the fixed assessments hereing pursuant to a supplemental assessment resolution, engineers against an amounts will be determined. The fixed assessment amounts will be determined assessment and methodology but in on evert will condition to the pursuant to the pursuant and methodology but in on evert will recall the Maximum Assessments noticed herein. Please note that the proceeding sector and methodology but in on evert will recall the assessment and collect payments related to the operation and make of the District.

Also on Wednesday, September 18, 2019, at 10:30 a.m., at the Rivertown Amenity Center, 164 Landing Street, St. Johns, Floriala 32239, the Board will had a regular public meeting to consider any other business that may lawfulle be considered by the connuments of the District of the proceeding stand proceeding and bearings are used in the proceeding and bearings are public meeting and/or the public hearings.

If aroone chooses to appeal any decision of the Board with respect to any matter considered at the meeting and breaking and should accorda



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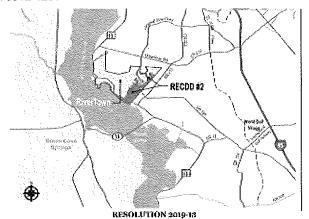
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## Legal Ad Invoice

# The St. Augustine Record

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

WHEREAS, the Baers Edge D Community Development District ("District") was established by Ordinance 2018-28, as adopte the St. Johns County Commission, and is a local unit of special-purpose government organized and existing under and pursuar Chapter 180, Florida Stateties, as assented, located entirely within St. Johns County, Florida; and WHEREAS, the District is authorized by Chapter 180, Florida Stateties, to fluence, fund, plan, establish, acquire, install, equip, of equency, of a construct certain improvements, including but not limited to transportation facilities, utility facilities, exercit facilities, and other Infrastructure projects, and services necessitated by the development of, and serving lands within, the District

sacineses, and easier intrastructure projects, as in services accessingly by the generophica of, and serving sands winn, the District hereby determines to undertake, install, plun, establish, construct of reconstruct, enlarge or catend, equipper, agenate, and/or maintain the infrastructure improvements described in the district's Moster Improvements Plan, dated 3, 2019, attached bereto 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 postroin of the cast of the Project by special assessments pursual Chapters 170, 190 and 197, Florida Statistics ("Assessments"); and WHEREAS, the District is empowered by Chapter 180, the Uniform Community Development District Act, Chapter 170, 8upmental and Alternative Method of Making Local Manifolyal improvements, and Chapter 197, the Uniform Method for the Levy, lection and Enforcement of Mon-Ad Vulorem Assessments, Florida Statists, to finance, find, plan, establish, acquire, construct excensions, collect the Assessments and WHEREAS. this Resolution shall serve us the "resolution required to declare special assessments" contemplated by Section 170 Florida Statists, for the assessment lien(s) being against certain property described in Exhibit 8 that callectively comprise the perty anticipated to be subject to the Assessments; and WHEREAS, so see forth in the Matter Assessment of Minimal Management Services, 475 West Town Place, Suite 114, St. Augustine, I idu 32092 ("District Records Office"), the District hereby finds and determines that:

- (i) benefits from the Project will necrow to the property improved,
  (ii) the annual of these benefits will exceed the amount of the Assessments, and
  (iii) the Assessments are fairly and reasonably allnested.

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

- AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to
  provisions of Florida law, including without findtation Chapters 170, 199 and 197, Florida Statules. The revitals stated above ar
  corporated herein and are adopted by the Board as tree and correct statements.
- 2. DECLARATION OF ASSESSMENTS. The Board of Supervisors ("Board") hereby declares that it has determined to under all or a portion of the Project and to defray all or a portion of the cost thereof by the Assessments.
- 23. DESIGNATING THE NATURE AND LOCATION OF PROJECT IMPROVEMENTS. The nature and general location of, plans and specifications for, the Project are described in Exhibit A, which is on file at the District Records Office. Exhibit B is als file and available for public inspection at the same location.

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

- A. The total estimated construction cost of the Project is 882.547,262.11 ("Estimated Cost").

  B. The Assessments will defray approximately 841.376,000, which is the anticipated maximum pur value of any honds and which electes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B.

  C. The manner in which the Assessments shall be apportinged and paid is set forth in Exhibit B, as may be mailtired by suppleme assessment resolutions. Commencing with the points in which the Assessments are reflicted for robestian, 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 in mer as are all valorem taxes and embetted pursuant to Chapter 197. Florid instance provided, however, that in the event the uniform assessment method of callecting the Assessments is not available to the District in any year, or if determined by District to be in its best interest, the Assessments may be callected as is absenticed by Law, including but not influed 45 Assessments in any particular method e.g., on the tax roll of w direct bills—lost are necessarily and particular method e.g., on the tax roll or by direct bills—lost are necessarily matched in any given year, regardless of past practices.

- 5. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The Assessments shall be let within the District, on all lots and hards adjaining and contiguous or bounding and abulting upon such improvements are specified thereby and further designated by the assessment plat bereinsfar provided for.

  6. ASSESSMENT PLAT. Pursuant to Section 170.03, Furtida Statutes, there is on flet, at the District Records Office, an assessor plat showing the axes to be assessed, with certain plans and specifications describing the Project and the estimated cost of the Leat, all of which are open to inspection by the public.

  7. PRELIMINARY ASSESSMENT ROLL. Fursuant to Section 170.06, Florida Statutes, the District Manager has caused by made a proliminary assessment roll, in accordance with the method of assessment described in Exhibit B faceto, which shows lobe and lands assessed, the amount of benefit to and the maximum assessment applies tend for or parcel of band and the maximum assessment and which the assessment may be divided, which assessment fell is bringly adapted and approved as the District rectinition of the property adapted and approved as the District rectinitions of the property of the prop

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## Legal Ad Invoice

# The St. Augustine Record

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8. PÚBLIC HÉARINGS DECLARED; DISPECTION TO PROVIDE NOTICE OF THE HEARINGS. Parsonnel to Sections 17: and 197,3952(4)(b). Flavido Saturies, among other provisions of Flavida law, there are hereby declared two (2) public hearings t held as follows:

NOTICE OF PUBLIC HEARINGS DATE: September 18, 2019 TIME: 10:30 mm. LOCATION: River Town Amenity Center 126 Landing Street St. Johns, Florida 32239

St. Johns, Florida 39239

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

Notice of said learnings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manage, hereby authorized and directed in place said notice in a newspaper of general circulation within St. Johns County Op two (2) presticars one (1) week apart with the first publication at least twenty (20) days prior to the date of the hearing established here for Pittied Manager shall file a publisher's shillade with the District Secretary verifying such publication of natice. The Distance of all property to be assessed and include in such notice the moment of the assessment for each such property owane, a scription of the areas to be improved and notice that information concerning all assessments may be ascertained at the District cond. Offer, The District Manager shall file proof of such making by affidishs with District Accordance and the District County of the Statutes, the District Manager is hereby directe cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within St. 3. County and to provide such other notice as may be required by law or desired in the best interests of the District. In SEVERABLITY. If any section or part of a section of this Resolution is deflected invalid or unconstitutional, the validity, and effect of any other section or part of a section of his Resolution is deflected invalid or unconstitutional, the validity is and effect of any other section or part of a section of his Resolution is shall not therefore invalid or unconstitutional. Becaution shall become effective upon its adoption.

PASSETY AND

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

ATTEST:

#### RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

/s/ James Perry Sucretary

/s/ Jason Sessions Cleanperson, Board of Supervisors

Exhibit A: Master Improvement Plan , dated July 3, 2019
Exhibit B: Muster Assissment Methodology Report, dated July 21, 2019

0003207721 August 21, 29, 2



A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE H COM! A RESOLUTION OF THE ROARD OF SUPERVISORS OF THE RIVERS RDGE II COM-TRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND I IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESS IGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; I MEST PLATAND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SET-PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONF EFFECTIVE DATE.

WHEREAS, the Ricers Edge II Community Development District ("District") was established the St. Johns County Commission, and is a local unit of special-purpose government organic Chapter 190, Florida Statutes, as anceded, located entirely within St. Johns County, Florida; a WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to impace, fund, plan are, extend, or construct certain improvements, including hot not limited to transportation facilities, and other infrastructure projects, and services necessitated by the development of, and

and WHEREAS, the District hereby determines to undertake, notable, plue, establish, construct a acquire, operate, and/or maintain the infrastructure improvements described in the District's 2, 2019, attached berenous Exhibit A and incorporated herein by reference ("Project"); and WHEREAS, it is in the best interest of the Poshlet to pay all or a partion of the cost of the Post Chapters 170, 180 and 197, Florida Statista ("Assessments"); and WHEREAS, fine District is empowered by Chapter 190, the Uniform Community Developmental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, lection and Enforcement of Non-Ad Valorem Assessments, Plorida Statista, to finance, the reconstruct, enlarge or extend, equip, operate, and mainfain the Project and to impose, levy and WHEREAS, this Resolution shall state as the 'resolution required to thelare special assessments, and Statista, for the assessment lier(s) levied against certain property described in Exhiberty anticipated to be subject to the Assessments; and WHEREAS, as see first in the Matter Assessments; and WHEREAS, as see first in the Matter Assessment Methodology Repair, dated July 21, 2019, a parated herein by reference and on file at Governmental Management Services, 475 West To ida 32092 ("District Records Office"), the District hereby finds and determines that:

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF RIVERS DEVELOPMENT DISTRICTS

- AUTHORITY FOR THIS RESOLUTION: INCORPORATION OF RECITALS. This
  provisions of Florida law, including without limitation Chapters 370, 390 and 197, Florida 84
  comparated herein and are adopted by the Buard as true and correct statements.
- DECLARATION OF ASSESSMENTS. The Bound of Supervisors ("Board") hereby declar all or a portion of the Project and to defray all or a portion of the cost thereof by the Assessment
- 21. DESIGNATING THE NATURE AND LOCATION OF PROJECT IMPROVEMENTS, plans and specifications for, the Project are described in Exhibit A, which is on file at the Dist file and available for public inspection at the same location.

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

- A. The total estimated construction cost of the Project is \$82,547,262.11 ("Estimated Cost").

  B. The Assessments will defree approximately \$41,376,000, which is the anticipated maximum cludes all or a portion of the flashinated Cost, as well as at their limiting related costs, as see forth.

  C. The maturer is which the Assessments shall be apportimend and paid is set forth in Exhibit assessment resolutions. Commencing with the years in which the Assessments are certified in be paid in not more than thirty (30) annual installments. The Assessments may be payable are as at valuence taxes and cultivated maximated to the participate 197. Plorido Santhers: provided maximal valuence as at valuence taxes an earliested pursuant to Chapter 197. Plorido Santhers: provided maximal valuence in its hest interest, the Assessments may be collected as is interwise permitted direct bills. The denistion to reflect Assessments by any particular method e.g., or the tax is such mathod will be used to collect Assessments in interpolaries, and the District reserves the lection methods in any given year, regardless of past particles.

5. DESIGNATING THE LANDS UPON WINCO THE ASSESSMENTS SHALL BE LES within the District, on all losts and hands adjuding and configuras or hounding and abouting benefitted thereby and further designated by the assessment plot hereinafter provuled for.

ASSESSMENT PLAT. Pursuant to Section 170.03, Partial Statutes, there is on file, at the plat showing the zrea to be assessed, with certain plans and specifications describing the Pax est all of which are open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.09, Florida Statutes, ander a prelimitary assessment roll, in accordance with the method of assessment described loss and lands assessment in a natural installments into which the assessment may be divided, which assessment roll is bered to preliminary assessment roll is bered.

t's preliminary assessment roll.

8. PUBLIC HÉARINGS DECLARID; DIRECTION TO PROVIDE NOTICE OF THE HE and 197-3632(4)(5), Formio Statutes, among other providens of Florida law, there are back lack as follows:

NOTICE OF PUBLIC REARINGS NOTICE OF PUBLIC DISARINGS DATE. September 16, 2019 TIME: 10.30 a.m. LOCATION: Siver Yourn Ameriky Center 154 Landing Street St. Johns, Florida 82259

St. Jahms, Fluvilla 32259

The purposes of the public bearings is in hear manners and objections to the purposed speel provenents as identified in the prelimbury assessment roll, a copy of which is on tile and as they may appear of that bearings of sabout their entiments it writing prior to the hearings at the Notlee of said bearings shall be indertised in accordance with Chapters 170, 192 and 197, Fluoric bearings with Illian and Illians and Illians one (1) week apart with the first publication at least twenty (20) days prior to the Tare Bistiel Manager shall the a publisher's affitiant with the Obstrat Secretory satisfying a Manager is further authorized and directed to give thirty (30) days written earlier by mail or owners of all property to be assessed and include in such nutter the annotat of the assessment ends of the Trace. The thirty that he are so to be improved and notice that information concurring all assessments ends of these. The District Manager shall like proof of such availing hyardinavia best in Battlet 9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florich Statistics, the cause this Resolution to be published twice fonce a week for two (2) weeks) in a newspace to CONFLICTS. All resolutions or gards therefore in with the recent of the extent of the extent of the extent of and offer the cause this Resolution is factored in which and effect of any other section or part of a section of this Resolution is defined in which and effect of any other section or part of a section of this Resolution is adaption.

12. REFECTIVE DATE. This Resolution shall become effective upon its adaption.



HUNITY DEVILOPMENT DIS-DOCATION OF THE PROPOSED SMEMIS, THE PORTION TO HE MENTS ARE TO BE PAID, DES-ROYIDING FOR AN ASSESS-ING OF PUBLIC HEARINGS, LICIS, SEVERABILITY AND AN

d by Ordinance 2018-26, as adopted by sed and existing under and pursuant to-usl

ust , establish, acquire, install, equip, exer-t facilities, utility facilities, recreational and serving lands within, the District;

n reconstruct, enlarge or extend, equip, s Master Improcession Plan, dated July

ged by special assessments pursuant to

neat District Act, Campter 170, Supple-the Uniform Method for the Levy, Col-d, plan, establish, sequire, construct or collect the Assessments and tents' contemplated by Section 170.03, it if that collectively comprise the prop-

atached hereto as Exhibit B and incor-an Place, Suite 114, St. Augustine, Flor-

#### REDGE II COMMUNITY

Resultation is adopted parsuant to the atutes. The resitals stated above are in-

res that it has determined to undertake

The nature and general location of, and rict Records Office. Exhibit B is also on

#### **C TO BE PAID BY ASSESSMENTS,**

m par value of any hands and which in-tin. Exhibit B. B. as may be madified by supplemental or collection, the Assessments shall each at the same time and in the same coun-however, that in the event the uniform rict in any year, or if determined by the by law, including but not limited to be did or by direct bill - does met usean that right in its sole discretion to select col-

TED. The Assessments shall be levied, g upon such improvements or specially

District Reenrels Office, an assessment just and the estimated cost of the Proj-

the District Manager has caused to be I in Exhibit B hereta, which shows the lot or purvel of hand and the number of yarapted and approved as the Distric-

ARINGS. Personnel to Sections 170.07 y declared two (2) public hearings to be

all assessment program for District lin-ser both to Exhibit R. Interested pur-District Records Office. In Statemen, and the District Manager is, blue S. Johns County (by two (2) publi-late of the hearing established herein), ach publication of notice. The District the three and place of the Exercing to the set for each such property exercing to de-ensy be ascertained at the District Re-ferency.

District Manager is hereby directed to of general circulation whilm St. Johns Is of the District.

onlice, superseded and repealed, or an ensustitational, the validity, force, feeled as impaired unless it clearly ap-leptical circulation of the control of a

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

ATTEST:

RIVERS EDGE II COMMUNITY DEVELOPMENT:

/s/ James Perry Secretary

/s/ Jasun Sessions Chairperson, Board of Supervisors

Eshibit A: Muster Improvences Plan, dated July 3, 2019 Eshibit B: Muster Assessment Methodology Report, dated July 21, 2019

### DISTRICT

0000207721 August 21, 28, 2019

THE ST. AUGUSTINE RECORD Affidavit of Publication

RIVERS EDGE CDD 475 W TOWN PLACE, STE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15655 AD# 0003207721-01

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

### STATE OF FLORIDA COUNTY OF ST. JOHNS

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

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

Sworn to and subscribed before me this ATIF 2 1 2019 who is personally known to me or who has produced as identification



# NOTICE OF PHELIC HEARING TO CONSIDER IMPOSITION SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, E MUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTIO: ASSESSMENT ROLL PURSUANT TO SECTION 197,3682(4,X8), PLORIDA STATUTES, MUNTTY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING

The Rivers Edge II Community Development District ("District") Board of Supervisors ("Bannesslay, September 18, 2019, at 10:00 a.m., at the Rivertown Amenity Center, 13d Lund in consider the adoption of an assessment roll, the Imposition of a master special assessment projected bunds on benefited hands within the District, a geographic depiction of which leads and convenient of the special assessment. This streets are leaven and as more particularly set forth in the District, a geographic depiction of which leave power and in a more particularly set forth in the District, a geographic depiction of which leave public bearing is being conducted pursuant to Chapters 70, 190 and 13g, I. A description unround to be assessed to each piece or parcel of properly may be ascertained by consucting 475 West Town Place, Substitution, and the paper sensible of providing in particularly the District. The District is a unit of special purposes lead government responsible for providing in particularly described in the District in master drainings and storowater management, master transportation, master improvements, oil as many specifically described in the Improvement Plan of Improvements business hours from the District Research Office at the addresses provided above. The Assessment Berton assessments with the District in the monor assessment Methodsessop Report, leaded to 12, 2019 (the "Assessment Report"), which is on fil bases from the District Research for and imprisons assessments per parcel and plated until for expected to be assessed. The nuchod of allgenting assessments for the Improvements to be kelled in more detail in the Assessment Beyon, the Plated and the kelled in more detail in the Assessment Beyon, the District assessments will be kelled egal trick.

The annual principal assessment levied against each parcel will be based on repayment over a raid debt albeated to cach parcel. The District expects to collect sufficient reviews to relief par amount of debt at he assessed by the District, evolved or of outlepsaged fees and costs of ceepring payment and the annual interest. The proposed muonal selectule of assessments is as follows:

Product Type	Number of Units	Net Annu Service Ass Per Unit
Townhomes	600	\$857
30'-39' Single Family	172	\$1,50
40'-49' Single Family	407	\$1,93
50'-59' Single Family	204	\$2,36
60'-69' Single Family	160	\$2,58
70'-79' Single Family	75	\$3,22
80'+ Single Family	41	\$3,65

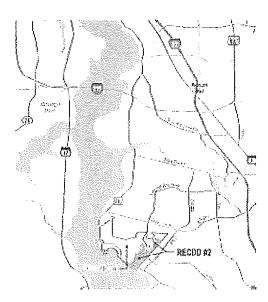
All amounts stated berein are subject to change and/or first determination at the pu-above, Specific maximum amounts expected per parcel or product type is as set forth in the

above, Specific maximum amounts expected per parcel or product type is as set forth in the The assessments may be prepaid in whole at any time, or in some instances in part, or may bey instabliancits subsequent to the issuance of debt to fluoroc the Improvements. These annual lected on the St. Johns Coming tax roll by the Tax Collector. Alternatively, the District man these assessments. All offected property owners have the right to oppose at the public hearting with the District within twenty (20) days of the publication of this notice. Notwithstakessessments hereis, handowners will not have a payment obligation and this issuance of both or mounts securing those bonds, as well as a collection protocol, will be determined. The fixed a growther meeting, pursuant to a supplemental assessment working considers report on and shall have no effect on the shalling of the District to keys assessments and collect payment makes of the District.

Mos on Wednesday, September 18, 2019, at 16:30 annual the Rivertown Amenity Center, at idia 32239, the Board will had a regular public meeting to consider any other business that the. The Board meeting and learnings are open to the public bearings may time vertain automated at the meeting sudy hearing, hearing any matter considered a millioned at the meetings and/or hearings.

If anyone chooses to appeal any decision of the floard with report to any matter considered a will need a record of the protectings and should be accordingly ensure that a verbation record reaches the restinony and evidence upon which such appeal is to be based.

Any person equating special accommodations at the needing or hearings hearings from the the District Office at (30.6) 936-3500 at least 40 hours price to the interior. If you are large the Florida Relay Service by dialing 7-1-1, or 1-800-965-9771 (TTY) / 1-809-956-8770 (Office)



N OF BY THE RIVERS EDGE II COM-

(d) will hold makic hearings on Wedding Street, St. Johns, Phrida 22259. Hen, and special exassaments to accord one to be accessed in shown believe, and I areas to be improved not depicted ke-5, 2019 (the "improvement Flat"). The of the property to be assessed and the the District's Records Office located at lustion of the public hearings, the Board

infrastructure improvements for lands is corrently expected to include, but now landscape, muster regnation, and other "), on site and available during memal

ter set forth in the District's Master Ase and available during normal business art identifies each tay parred identifies each tand tast entropy that is convently uded by the Estrict will initially be deily the Assessment Report. Also us deing all assessment Report. Also us deing all assessment and within the Dis-

nucleous of thirty (30) years for the tono more than \$41,375,000 in principal decitor and enforcement, discounts for is ("Maximum Aiscosments"):

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lastessment report.

I assessments are orthopisted to be colgenous to directly collect and enforce
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ids, at which have the fixed usessment
assessment amounts will be determined
d methodology but in no ovent will exdy applies to egaind (dela) assessment
is related to the operation and mainte-

56 Landing Street, St. Julius, Plormay lawfully be considered by the Distance with the provisions of Florida leaby continued in progress to a date and

at the succeting or hearings, such person , of the proceedings is made, which in-

ity or physical impairment should conproving or speech impaired, plusse con-Vitce), for aid in consecting the District



## Legal Ad Invoice

# The St. Augustine Record

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Lines	187
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Columns	3

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

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197,3682(476), PLORIDA STATUTES, BY THE RIVERS EDGE II COM-MUNITY DEVELOPMENT DISTRICT

MUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING

The Rivers Edge II Community Development District ("District") Board of Supervisors ("Board") will hold public hearings on W needay, September 18, 2019, at 10:30 a.m., at the Rivertown Amenity Center, 186 Landing Street, St. Johns, Florisla 32 to consider the adoption of an assessment roll, the imposition of a master special assessment lien, and special assessments to se proposed bonds on benefited lands within the District, a geographic depiction of which lands are to be assessed is shown helow, to provide for the key, collection and enforcement of the special assessments. The streets and areas to be improved are depicted low and as more particularly set forth in the District, a Master Improvement Plan thated July 3, 2019 (the "Improvement Flan"), public hearing is being conducted pursuant to Chapters 170, 190 and 197, I. A description of the property to be assessed and amount to be assessed as each piece or parted of property may be ascertained by contacting the District's Records Office locate 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5860. At the consultain of the public henrings, the B will, by resolution, lavy assessments as finally approved by the Board.

The District is a unit of special-purpose lead government responsible for providing, in part, infrastructure improvements included in the Improvement Plan are currently expected to include, but not limited to, master duringes and stormwater management, master transportation, master landscape, master rereation, and o improvements, all as more specifically described in the Improvement Plan 3 ("improvements"), on Ille and available during non-business hours from the District Records Office at the addresses provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District Waterd July 21, 2019 (the "Assessment Report"), this is on file and available during normal business hours from the District Record

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

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

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

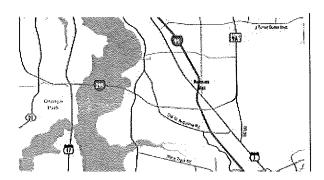
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) an installments subsequent to the isonance of dobt to finance the improvements. These around assessments are anticipated to be lected on the St. Johns County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and end these assessments. All affected property convers bave the right to appear at the public hearings and the right to file written of those with the District within twenty (20) days of the publication of this notice. Notwithstanding the description of the Maxim Assessments herein, handowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessments amounts accurring those bonds, as well as a collection protocol, will be determined. The fixed assessment amounts will be determined at a public meeting, pursuant to a supplemental assessment resolution, engineer's report and methodology but in no event will coed the Maximum Assessments incliced herein. Please note that the preceding statement only applies to capital (debt) assessments and collect payments related to the operation and maintener of the District.

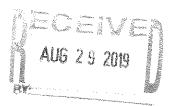
and shall have no effect on the ability of the District to levy assessments and collect payments related to the operation and manner of the District.

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

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

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should tent the District Office at (2014) 940-6550 at least 48 hours prior to the meeting. If you are bearing or speech impaired, phease that the District Office at (2014) 940-6550 at least 48 hours prior to the meeting. If you are bearing or speech impaired, phease that the Florida Relay Service by dialing 7-1-1, or 1-800-965-8771 (TTY) / 1-800-956-8770 (Voice), for aid in contacting the District.





## Legal Ad Invoice

# The St. Augustine Record

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8. PUBLIC HEARINGS DECLARED: DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 17: and 197.3652(4)(b). Florida Statutes, among other provisions of Florida law, there are hereby declared two (2) public hearings theid as follows:

NOTICE OF PUBLIC HEARINGS DATE: September 18, 2019 TIME: 10:30 a.m. LOCATION: River Town Amenity Center 186 Landing Street St. Johns, Florida 32269

St. Johns, Florida 32259

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

Notice of said hearings stall be advertised in accordance with Chapters 170, 180 and 197, Florida Statistics, and the District Manage hereby authorized and directed to place said notice in a newspaper of general circulation within St. Johns County (by two (2)) a cations one (1) week apart with the first publication at least twenty (20) days prior to the date of the hearing established here the District Manager shall fibe a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager shall fibe a publisher's affidavit with the District Secretary to be assessed and include in such notice the amount of the assessment for each auch property owner, a scription of the areas to be improved and notice that information concerning all assessments may be ascertained at the District cond. Office. The District Manager shall fibe property owner, a scription of the areas to be improved and notice that information concerning all assessments may be ascertained at the District cond. Office. The District Manager shall fibe proof of such making by afficialist with Estricts, the District Amonger is hereby directed cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within St. 50 County and to paconic such other notice as any be required by taw or desired in the best interests of the District.

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

11. SEVERABLATY. If any section or part of a section of this Resolution shall not thereby be affected or

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

#### RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

/s/ James Perry Secretary

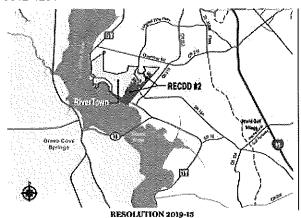
/s/ Jason Sessions Chairperson, Board of Supervisors

Exhibit A: Muster Improvement Plan, dated July 3, 2019
Exhibit B: Muster Accessment Methodology Report, dated July 21, 2019

0003207721 August 21, 28, 2

# The St. Augustine Record

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



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

WHEREAS, the Rivers Edge II Community Development District ("District") was established by Ordinance 2018-26, as adopte the St. Johns County Commission, and is a local unit of special-purpose government organized and existing under and pursuar Chapter 190, "Favrina Stateties, as amended, located entirely within St. Johns County, Florida; and WHEREAS, the District is authorized by Chapter 190, "Favrina Stateties, to finance, fund, plan, establish, acquire, install, equip, o ato, extend, or construct certain improvements, including but not limited to: transportation facilities, utility facilities, recreating and other infrastructure projects, and services necessitated by the development of, and serving lands within; the Dist and

HEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, eg acquire, operate, analysis maintain the infrastructure improvement described in the District Naster Improvement Plan, dated 3, 2019, attached hereto as Exhibit A and incorporated herein by reference ("Project"); and WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Project by special inssessments pursual Completes 170, 190 and 197, Florida Statuta ("Assessments"); and WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supmental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, lection and Enforcement of Non-Ad Valorem Assessments, Florida Statutas, to finance, fluid, plan, establish, acquire, construct enabrance, enlarge or extend, equip, operate, and maintain the Project and to impose, levy and collect the Assessments; and WHEREAS, this Resolution shall serve us the "resolution required to declare special assessments" contemplated by Section 170 Florida Statutas, for the assessment lien(s) bevied against certain property described in Exhibit B that collectively comprise the perty anticipated to be subject to the Assessment Methodology Report, tated July 21, 2019, attached bereto as Exhibit B and in porated horein by reference and on file at Governmental Management Services, 475 West Town Place, Suite 114, St. Augustins, I do 2009 ("District Records Office"), the District hereby finds and determines that:

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

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

- AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted puresiant to
  provisions of Farida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above ar
  corporated herein and are adopted by the Buard as true and correct statements.
- DECLARATION OF ASSESSMENTS. The Board of Supervisors ('Board') hereby declares that it has determined to under all or a portion of the Project and to defray all or a portion of the cost thereof by the Assessments.
- 3. DESIGNATING THE NATURE AND LOCATION OF PROJECT IMPROVEMENTS. The nature and general location of, plans and specifications for, the Project are described in Exhibit A, which is on file at the District Records Office. Exhibit B is ab file and available für public inspection at the same location.

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

- A. The total estimated construction cost of the Project is \$32.5-17,262.11 ("Estimated Cost").

  B. The Assessments will defray approximately \$41,376,000, which is the initialisted maximum par value of any bonds and which elodes all or a portion of the Estimated Cost, as well as other financing related costs, as set forth in Estibit B. C. The manner in which the Assessments shall be apportioned and paid is set forth Estimated. On some small be apportioned and paid is set forth Estibit B, as may be modified by suppleme assessment resolutions. Commencing with the years in which the Assessments are certified for collection, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may payable at the same time and in the same on are as are all valorem taxes and collected pursuant to Chapter 197, Ploride Statutes; provided, however, that in the event the unif non-pal valorem assessment method of collecting the Assessments in not available to the District in any year, or if determined by District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited if direct bill. The decision to collect Assessments by any particular method e.g., on the tax off 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 discention to select lection methods in any given year, regardless of past practices.

- 5. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The Assessments shall be lewithin the District, on all lots and lands adjoining and configuration benefitted thereby and further designated by the assessment plat bereinafter provided for.

  6. ASSESSMENT PLAT. Pursuant to Section 170.04, Purida Statutes, there is one file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Project and the estimated cost of the 1 ret. all of which are open to inspection by the public.

  7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused by made a preliminary assessment roll in accordance with the method of assessment described in Exhibit B hereto, which shows lots and Lands assessed, the automat of benefit to and the maximum assessment adjust each by or parted of land and the maximum assessment installments into which the assessment may be divided, which assessment roll is hereby adapted and approved as the District regularly assessment sometimater assessment and approved as the District regularing assessment and approved as the District regularing and approved as the District regularing assessment and approved as the District regularing approved as the District Records. t's recliminary assessment roll.

THE ST. AUGUSTINE RECORD Affidavit of Publication

RIVERS EDGE CDD 475 W TOWN PLACE, STE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15655 AD# 0003207721-01

PO#

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

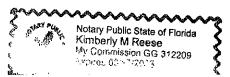
### STATE OF FLORIDA COUNTY OF ST. JOHNS

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

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

Sworn to and subscribed beføre me this who is personally known to me or who has produced as identification

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



# NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITIN SPECIAL ASSESSMENTS PURSUANT TO SECTION 176.07, FLORIDA STATUTES, B MUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTIO: ASSESSMENT ROLL PURSUANT TO SECTION 197.6822(4Xb). PLORIDA STATUTES, MUNITY DEVELOPMENT DISTRICT

MENTY DEVILOPMENT DISTRICT

NOTICE OF REGULAR MERTING.

The Rivers Edge II Community Development District ("District") Board of Supervisors ("Bass meaday, Septrember 18, 2019, at 10:30 a.m., at the Rivertown Amenity Center, 186 Lant in consider the adoption of no assessment rull, the imposition of a maser special assessment of consider the adoption of the assessment rull, the imposition of a maser special assessment of consider the adoption of which limit in particular for the larty, collection and enforcement of the special assessment. The streets am low and as more purchashly set forth in the District, a geographic depiction of which limit in the braining is being candineled pursuant to Chapters 170, 190 and 197, I. A description amount to he assessment been of present of property may be assestment. The streets am mount to he assessment as finally approved by the Busid.

The District is a unit of special-purpose head government responsible for providing, in part, within the District. The infrastructure improvements included in the Improvement Plan or not limited to, master durings and stormwhere mangeomest, master transportation, master improvements, all as more specifically described in the Improvement Plan ("Improvements business loans from the District Records Office at the address provided above." The Assessment Report 3, which is on fill hours from the District Records Office at the address provided above. The Assessment Report 3, which is on fill hours from the District Records Office at the address provided above. The Assessment Report 3, which is on fill hours from the District Records Office at the address provided above. The Assessment Report 3, which is on fill hours from the District Records Office at the address provided words. The Assessment Report 3, which is on fill hours from the District Records Office at the address provided shows. The Assessment Report 3, which is on fill hours from the District Records Office at the address provided above. The Assessment Report 3, which is on fill annual

scriber in more warm in the respectively experience will be based on repayment over a rail debt allocated to each parcel. The District espects to collect sufficient revenues to refre par emoint of debt to be reseased by the District, each size of authorated free and easis of co cally payment and the annual interest. The proposed annual schedule of assessments is as follows:

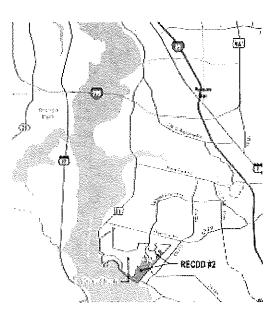
Product Type	Number of Units	Net Annu: Service Ass
Townhomes	600	Per Unit S85.
30'-39' Single Family	172	\$1,50
40'-49' Single Family	407	\$1,93
50'-59' Single Family	204	\$2,3€
60'-69' Single Family	160	\$2,58
70'-79' Single Family	75	\$3,22
80'+ Single Family	41	\$3,65

All amounts stated berein are subject to change and/or that determination at the pu-above. Specific maximum amounts expected per parcel or product type is as set forth in the

The assessments may be prevaid in whole at any time, or in some instances in part, or may be a installments subsequent to the issuance of dobt to finance the Improvements. These among lecked on the St. Johns County tax roll by the Tax Collector, Alternatively, the District may these assessments. All offered property owners have the right to appear at the public heartions with the District willing twenty (20) days of the publication of this motive. Notwithster Assessments herein, landewress will not have a payment obligation until the issuance of her amounts securing those bonds, as well as a collection protocol, will be determined. The fixed at a public meeting, pursuant to a supplemental assessment resolution, engineer's separt an exact the Maximum Assessments noticed herein. Please note that the preceding statement or and shall have no effect on the ability of the District to key assessments and collect paymen makes of the District. nauce of the District

masce of the District.

Also on Wednesday, September 18, 2019, at 10:50 a.m., at the Rivertown Amenity Center, it also an Wednesday, September 18, 2019, at 10:50 a.m., at the Rivertown Amenity Center, it also 32249, the Board, will held a regular public meeting to consider any edier lossiness that nick. The Board necting and/or the public hearings that one community devolopment districts. The Board meeting and/or the public hearings may time certain admonstrated at the meeting and/or hearings. If anyone chooses to appeal any decision of the Board with respect to any matter considered a will need a reterm of the professions and should accordingly ensure that a verbation record clades the testinony and evidence upon which such appeals is to be based. Any person expairing special accommodations at the hearing of instrings because of a disabilitar the District Office at (904) 940-6350 at least 46 hours prior to the meeting. If you are last the Florida Relay Service by disting 7-1-5, or 1-800-985-6771 (TTY) / 1-660-985-8770 (Office.



N OF BY THE RIVERS EDGE II COM-

ed') will hold mublic hearings on Wedling Street, St. Johns, Flurida 32269. Een, and special quastament in steame are to be nessessed is shown below, and I areas to be improvement Flur? I the of the property to be assessed and the the District's fluxords Office located at busin of the public hearings, the Buard

infrastructure improvements for hards g currently expected to include, but one landscape, moster reconstion, and other 7, on the and available during normal

ter set forth in the District's Master deseard available during normal business out identifies each ter parcel identifies each ter parcel identifies each ter parcel identifies under the District will initially be delif in the Assessment Report. Also us defined all assessable lands within the Pristrict all assessable lands within the Pristrict and accessable lands within the Pristrict and Assessable lands within the Pristrict and Assessable lands within the Pristrict and Assessable lands within the Pristrict and Indiana.

onshount of thirty (30) years for the tono more than \$41,375,000 in principal decion and enforcement, discounts for vs ("Maximum Assessments"):

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16
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17 12
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blic hearings and meeting identified a Assessment Report.

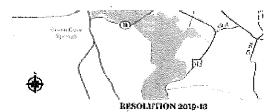
mid in nor more than thrire (30) amoust I assessments are onlicipated to be colychoose to directly collect and enforce ings and the right to file written objecneling the description of the blackman rule, at which three the fixed assessment seessment amounts will be determined a methodology but it may event will exmy applies to capital (delse) assessments related to the operation and mainte-

56 Landing Street, St. Johns, Fformay lowfully be considered by the Dislance with the provisions of Florida lawbe cardinated in progress to a date and

at the ascetting or bearings, such person for the proceedings is made, which in-

ity or physical impainment should conavaring or speech impaired, phese con-Vaice). For aid in contacting the District

The same



A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE IL COM-TRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND I IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESS HONATING THE LANDS UPON WHICH THE ASSESSMENT'S SHALL BE LEVIED; I MENTIFICAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SET PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONF

WHEREAS, the Bloom Edge II Community Development District "District" was satablished the St. Johns County Commission, and is a local unit of special-purpose government organic County 190, Florido Statutes, as ancerded, located entirely within St. Johns County, Heridog a WHEREAS, the District Statutes, as ancerded, located entirely within St. Johns County, Heridog a white EAS, the District is authorized by Chapter ISO, Florido Statutes, to fusion of find, plan are, extend, or construct certain improvements, including but not limited to transportation facilities, and other infrastructure projects, and services necessitated by the development of, and

WHEREAS, the District hereby determines to undertake, install, plus, establish, construct acquire, eporate, and/or madmain the latinatricetare improvements described in the District 3, 2019, attached leaven as Exhibit A and incorporated begin by reference ("Project"); and WHEREAS, it is in the bast interest of the Pristrict to pay all or a persons of the cost of the Pre Chapters 170, 1907 and 397, Florino Statutes ("Assessments"); and WHEREAS, the District is empowered by Chapter 180, the Uniform Community Developmental and Alternative Method of Misking Local Municipal Improvements, and Chapter 197, lection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, for reconstruct, enlarge or extend, engine operate, and maintain the Project and to impose, leave and WHEREAS, this Resolution shall serve as the "resolution required to declay special assessments, and assessments, for the assessment lience) leveled against certain property described in Exhibitery anticipated to be subject to the Assessments; and WHEREAS, as as their in the Marier Assessment Madmalology Report, three July 21, 2015, pointed before the Profection of the Corporation of the Statutes of the Profection of the Project of the Statutes of the Indianate of the Statutes of the Project of the Statutes of the Indianate of the Project of the Statutes of the Project of the Statutes of the Project of the Statutes of the Project of the Project

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

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

- AUTHORITY FOR THIS RESOLUTION: INCORPORATION OF RECIFALS, This
  provisions of Florida law, including without himitation Complexs 170, 196 and 197, Florida St
  corporated herein and are adopted by the Board as true and correct statements.
- DRCLARATION OF ASSESSMENTS. The Based of Supervisors ("Bound") hereby declar all or a portion of the Project and to definy all or a portion of the cost thereof by the Assessment
- 3. DESIGNATING THE NATURE AND LOCATION OF PROJECT IMPROVEMENTS. plans and specifications for, the Project are described in Exhibit A, which is on file at the Dist file and available for public inspection at the same location. b DECLARING THE TOTAL ESTIMATED COST OF THE PROJECT, THE PORTION AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID

- A. The total estimated construction cost of the Project is \$32,547,262.11 ("Estimated Cost"). B. The Assessments will defray approximately \$41,476,000, which is the untidipated maximum cludes all or a portion of the fistimated Cost, as well as other financing related cost, as set forth. C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit assessment resolutions. Commencing with the years in which the Assessments are certified if be paid in not more than thirty (30) annual installments. The Assessments may be payable mer as are ad valueum taxes and culfisted pursuant to Chapter 197, Florida Statuker, provided mound valueum assessment medical of callecting the Assessments is not available to the District to be in its best interest, the Assessments may be collected as is otherwise permitted direct folia. The decision to collect Assessments by any particular method e.g., on the tax or such method will be used to collect Assessments in factors years, and the District reserves the lection methods in any given year, regardless of past gractices.
- 5. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEA
- 5. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LES within the District, on all lots and heads adjaining and configures or bounding and abuttin benefitted thereby and further designated by the assessment plot bereinsfur provided for.
  6. ASSESSAENT PLAT. Pursuant to Section 170.04, Partia Statutes, there is on file, at the plot showing the zero to be assessed, with certain plans and specifications describing the Parent all of which zero open to impertion by the public.
  7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.00, Florida Statutes, under a prelimitary assessment roll, in accordance with the method of assessment described loss and lands greened by the method of assessment of public and main installments into which the assessment may be divided, which assessment roll is faired to green inclinary assessment rolls.
- Especiminary assessment roll.

  8. PUBLIC HIGARINGS DECLARED: DIRECTION TO PROVIDE NOTICE OF THE HE and 197,3832(4/8). Flurido Statules, among other previsions of Flerida law, these are hereblade follows:

NOTICE OF PURLICHEARINGS DATS: September 18, 2019 TIME: 10:30 p.m. LOCATION: River Town Amenity Center 156 Landing Streen St. Johns, Florida 32259

The purpose of the public bearings is to hear comment and adjustions to the proposed speciprovements as identified in the prelimbary assessment role, a copy of which is not file and as
the may appear at that hearing or subant iben earnwealts in writing prize to the hearings at the
Nutlee of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, 5mon
berely, analtarized and directed to place said notice in a newspaper of general checkalites wit
calinas one O) week a part with the first publication at least parenty (20) days prior to the a
The District Manager shall five a publisher's affidavit with the District Secretary verifying a
Manager is fasther authorized and directed to give thirty (20) days written notice by small of
coveres of all properly to be assessed and methods in such native the amount of the assessment
scription of the areas to be largoved and adolect that information concerning all assessments
cards Office. The District Manager shall the proof of such mailing by affoliate with the District Sections, the
consecution of the areas not be more as may be required by law or desired in the best interest
O. CONTLOTS. All resolutions or part thereof in coulds; bereath according to an enversion,
O. CONTLOTS.
If my section or part of a section of this Resolution is declared health
and effect of any aduct section or part of a section of this Resolution is all not thereby be all
pears that section to be invalid or unconstitutioned.

D. EFFECTIVE DATE.
This Resolution chall become effective upon its adaption.



Under The Bus Blues Band
Matheu Murphy

Bill To:

Marcy Pollicino Lifestyle Director RiverTown



Ву



Date:

Total:

Jul 26, 2019

Due Date:

Oct 11, 2019

**Balance Due:** 

**\$720**.00

\$720.00

1.32.572.494

Item	Quantity	Rate	Amount
Live Music - October 11th, 2019	2	\$360.00	\$720.00
		Subtotal:	\$720.00





# Invoice

Invoice #: 1287B Date: 09/09/19

Customer PO:

**DUE DATE: 10/09/19** 

### BILL TO

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

### **FROM**

VerdeGo PO Box 789 3335 North State Street Bunnell, FL 32110 Phone: 386-437-3122 www.verdego.com 1.32.572.461

### DESCRIPTION

#57 - Standard Maintenance Contract September 2019

AMOUNT

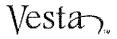
\$37,987.71

### **Invoice Notes:**

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$37,987.71



# Invoice

Invoice # Date 359774 9/1/2019

Terms Due Date Memo Net 30 10/1/2019

Rivers Edge CDDII

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



Desemble	(ejirajijijy) j	Skilje Amelojini
Field Operations Manager	1	2,585.00
General & Lifestyle Manager	1	5,248.33
Guest Services	1	5,186.85
Community Maint Staff	1	2,330.32
Pool Maintenance	1	1,163.67
Janitorial Maintenance	1	2,438.17
Common Grounds Maintenance	1	1,939.45
		·

Thank you for your business.

10

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

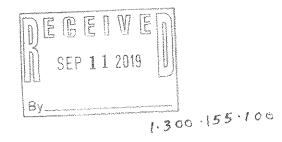
RiverTown 160 RiverGlade Run Saint Johns FL, 32259 P: 904.679.5523

PROGRAM TIME:

3:00 pm- 6:00 pm

Program runs:

3 Hours



75

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	_