

*Rivers Edge II*  
*Community Development District*

*April 15, 2020*

# *Rivers Edge II*

## *Community Development District*

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

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

April 10, 2020

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, April 15, 2020 at 10:30 a.m.** via Zoom video/telephone conference. Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of the Minutes of the March 18, 2020 Meeting
- IV. Consideration of Significant Events Policy
- V. Consideration of Procurement Policy
- VI. Consideration of Resolution 2020-08, Policy and Findings for Payment of Invoices Under Amenity Management Contract
- VII. Consideration of Changing June Meeting Date to June 10, 2020
- VIII. Consideration of Resolution 2020-09, Approving Revisions to the Supplemental Engineer's Report for the Series 2020 Bonds
- IX. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
  - D. General Manager - Report
- X. Other Business
- XI. Financial Reports
  - A. Balance Sheet and Income Statement
  - B. Check Register
- XII. Supervisors' Requests and Audience Comments
- XIII. Next Scheduled Meeting – May 20, 2020 at 10:30 a.m.
- XIV. Adjournment

Enclosed under the third order of business is a copy of the minutes of the March 18, 2020 meeting for your review and approval.

The fourth order of business is consideration of significant events policy. A copy of the policy is enclosed for your review and approval.

The fifth order of business is consideration of procurement policy. A copy of the policy is enclosed for your review and approval.

The sixth order of business is consideration of resolution 2020-08, policy and findings for payment of invoices under amenity management contract. A copy of the resolution is enclosed for your review and approval.

The eighth order of business is consideration of resolution 2020-09, approving changes to the engineer's report related to the Series 2020 bonds. Copies of the resolution and revised report are enclosed for your review and approval.

Enclosed under the eleventh order of business are copies of the financial reports and check register for your review and approval.

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

Sincerely,

*James Perry*

James Perry

District Manager  
Rivers Edge II Community  
Development District

## *AGENDA*

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

Wednesday  
April 15, 2020  
10:30 a.m.

Meeting via Zoom:  
Dial in: (646) 876-9923  
Online: <https://zoom.us/join>  
Meeting ID: 432 324 001

- I. Call to Order
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  - D. General Manager - Report
- X. Other Business
- XI. Financial Reports
  - A. Balance Sheet and Income Statement

B. Check Register

XII. Supervisors' Requests and Audience Comments

XIII. Next Scheduled Meeting – May 20, 2020 at 10:30 a.m.

XIV. Adjournment

## *MINUTES*

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, March 18, 2020 at 10:30 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

|                |               |
|----------------|---------------|
| Jason Sessions | Chairman      |
| Louis Cowling  | Vice Chairman |
| Jason Thomas   | Supervisor    |

Also present were:

|                 |                                  |
|-----------------|----------------------------------|
| Jim Perry       | District Manager                 |
| Lauren Gentry   | District Counsel (by phone)      |
| Ryan Stilwell   | District Engineer (by phone)     |
| Jason Davidson  | Vesta – General Manager          |
| Marcy Pollicino | Vesta – Lifestyle Director       |
| Zack Davidson   | Vesta – Field Operations Manager |
| Cynthia Wilhelm | Nabors, Giblin & Nickerson       |
| Jacob O’Keefe   | Mattamy Homes                    |
| Justin Rowan    | MBS Capital Markets (by phone)   |

The following is a summary of the discussions and actions taken at the March 18, 2020 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 no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the February 19, 2020 Meeting**

There were no comments on the minutes.

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| On MOTION by Mr. Sessions seconded by Mr. Cowling with all in favor the minutes of the February 19, 2020 meeting were approved. |
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**FOURTH ORDER OF BUSINESS****Consideration of Items Related to 2020 Bonds****A. Revised Supplemental Assessment Methodology Report**

Mr. Perry stated there were some comments by staff on some of the verbiage and narrative sections of the report. The numbers remained the same and there have been no substantial changes.

On MOTION by Mr. Sessions seconded by Mr. Cowling with all in favor the revised supplemental assessment methodology report was approved.

**B. Delegation Resolution 2020-07**

- 1. Bond Purchase Agreement**
- 2. Master Indenture**
- 3. Supplemental Indenture**
- 4. Preliminary Limited Offering Memorandum**
- 5. Continuing Disclosure Agreement**

Ms. Wilhelm stated this is your standard delegated award resolution presented in order to approve various aspects of the bonds, including the forms of documents that are necessary to close on the bonds. Pages one and two of the resolution give a general overview of what we're doing. Paragraph two approves the form of the bond purchase agreement as long as the final terms of the agreement are within the parameters and the parameters are attached as Schedule I of the resolution. The maximum principal amount should not exceed \$10,500,000. The maximum coupon rate is the maximum statutory rate. The underwriting discount is the maximum 2% and the not to exceed maturity date is May 1, 2050. The redemption provisions are as they are provided in the form of the bond and with optional redemption no later than May 1, 2033. All of the documents that are attached to the resolution as exhibits are in substantial form. They will be updated as we move along in the process.

On MOTION by Mr. Sessions seconded by Mr. Cowling with all in favor Delegation Resolution 2020-07 was approved with all exhibits in substantial form.

**FIFTH ORDER OF BUSINESS**

**Discussion Regarding Staffing of Special Events**

This item was tabled.

**SIXTH ORDER OF BUSINESS**

**Consideration of Changing June Meeting Date to June 10, 2020**

This item was tabled.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal from VerdeGo for the River Club Annual Rotations**

Mr. Sessions asked why is this not included in their annual contract?

Mr. Cowling stated this was an enhancement that was done after the contracts were initiated.

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| On MOTION by Mr. Cowling seconded by Mr. Sessions with all in favor the proposal from VerdeGo for the annual rotations at the River Club was approved. |
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**EIGHTH ORDER OF BUSINESS**

**Consideration of First Amendment to the Agreement with Vesta Property Services, Inc. for River Club Amenity Management and Field Operation Services**

Ms. Gentry stated under Vesta's contract they're responsible for coordinating with outside vendors and providing recreational lifestyle activities. This amendment tries to set forth some clarity to guide what that process looks like for them. It clarifies that if Vesta is providing something as community programming then those vendors should be run as subcontractors with Vesta and it sets out that they are free to have whatever form of contract or agreement they would typically have with those outside program providers, but sets forth a form of addendum that would be attached to provide the District's insurance requirements, indemnification for District's protection and it also sets forth a form of waiver they could use for any situation where the services involve sports or if non-residents are going to be participating and it requires obtaining the insurance certificate that shows the vendor's insurance coverage. We have not engaged with Vesta yet on discussing what questions they

might have. Today we're just looking for the Board's approval in substantial form and authorization for us to engage with Vesta and other District staff to get this finalized.

On MOTION by Mr. Sessions seconded by Mr. Thomas with all in favor the first amendment to the agreement with Vesta Property Services, Inc was approved in substantial form.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Manager**

There being nothing to report, the next item followed.

**D. General Manager - Report**

A copy of the general manager's report was included in the agenda package.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet and Income Statement**

**B. Consideration of Funding Request No. 17**

A copy of the funding request in the amount of \$86,832.86 was included in the agenda package.

Mr. Perry stated we're going to revise the funding request to \$83,536.86. There are a number of vendors listed and charges related to special events that were going to take place in April so we're removing those.

Mr. Sessions stated my only question is per our previous discussion on special event costs that should be going to Rivers Edge I versus being approved as a Rivers Edge II request.

Mr. Perry stated we will make that adjustment.

On MOTION by Mr. Sessions seconded by Mr. Cowling with all in favor Funding Request No. 17 was approved subject to adjustments discussed above.

**C. Check Register**

A copy of the check register totaling \$1,699.78 was included in the agenda package.

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

**TWELFTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – April 15, 2020 at 10:30 a.m. at the RiverTown Amenity Center**

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## *FOURTH ORDER OF BUSINESS*

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**  
**Emergency and Significant Event Policy**

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**1.0 PURPOSE OF POLICY**

- 1.1** This Emergency and Significant Event Policy (“**Policy**”) is designed to (1) establish clear standards delineating the authority of certain staff of the Rivers Edge II Community Development District (“**District**”), specifically the District Manager and General Manager, to take actions in response to Emergencies and/or Significant Events (both as defined herein) in order to protect the health, safety, or welfare of the District’s residents, guests, or annual paid users; to ensure continuity of operations of the District; to prevent significant damage to District property; or otherwise to protect the interests of the District; (2) to provide procedures for notification of certain Emergencies and Significant Events to law enforcement, the District’s Board of Supervisors (“**Board**”), District Staff, and District residents and annual paid users; and (3) minimize suffering, loss of life, personal injury, and damage to property resulting from hazardous or emergency conditions.
- 1.2** This Policy is not intended to confer upon the District substantive powers which it would not otherwise have under Florida Law or other law.
- 1.3** Any and all questions regarding this Policy should be directed to the District Manager or District Counsel.

**2.0 DEFINITIONS**

- 2.1** *Emergency.* A sudden or unexpected situation, event, or circumstance negatively impacting or impairing the health, safety, and welfare of the District’s residents; or an unexpected failure of a District physical asset that significantly impacts the general operation, integrity or function of the District’s operations, and which necessitates immediate or expedient action. Examples of an Emergency include, but are in no way limited to: acts of God; riots; fires; floods; hurricanes; accidents; structural, electrical or chemical failures of a District facility; epidemics/pandemics, communicable diseases, or other urgent public health situations; acts or credible threats of mass violence; situations resulting in a declared state of emergency in the city/county in which the District is situated; or other similar circumstances.
- 2.2** *Significant Event.* A sudden or unexpected situation, event, or circumstance which does not necessarily impact or impair the health, safety, and welfare of the District’s residents or involve the failure of a district physical asset, but which nonetheless significantly affects the efficient operation, integrity, or function of the District. Examples of Significant Events include, but are in no way limited to: any incident resulting in law enforcement or emergency medical personnel called to District property; violations of the District’s Amenities Rules resulting in suspension or termination of a resident’s or paid annual user’s privileges at the District’s facilities; allegations of injuries on District property; vandalism or other nonviolent crimes committed on District property; or other similar circumstances.
- 2.3** *Emergency Action.* Any action taken by the District Manager or General Manager in response to an Emergency pursuant to Section 5.0 of this Policy which is necessary to

protect the health, safety, or welfare of the District's residents, guests, or annual paid users; to ensure continuity of operations of the District; to prevent significant damage or deterioration to District property; or otherwise to protect the interests of the District. Such actions should be taken after consultation with District Counsel when such consultation is reasonably feasible under the circumstances.

### **3.0 DETERMINATION OF EMERGENCY OR SIGNIFICANT EVENT**

#### **3.1 Significant Events**

The District Manager and General Manager shall have discretion to determine if a particular situation, event, or circumstance constitutes a Significant Event within the meaning of this Policy.

#### **3.2 Emergencies**

##### *3.2.1 Board Resolution*

(a) A declaration of Emergency shall be made by resolution of the Board if it finds that an Emergency has occurred or that the threat thereof is imminent.

(b) All resolutions issued under this section shall indicate the nature of the emergency, the area or areas threatened, and the conditions which have brought the emergency about or which make possible its termination.

(c) A declaration of Emergency via resolution shall remain in effect until the Board declares that the event, circumstance, or situation constituting the Emergency has ceased.

##### *3.2.2 Emergency Declaration Order*

(a) In the event that a quorum of the Board cannot meet, or if the delay necessary to do so would further endanger the public health, safety, or welfare, or risk further damage to District property, the Chair of the Board, the Vice-Chair if the Chair is unavailable, shall have the authority to declare an Emergency via an Emergency Declaration Order if that individual finds that an Emergency has occurred or that the threat thereof is imminent.

(b) All Emergency Declaration Orders issued under this section shall indicate the nature of the emergency, the area or areas threatened, the conditions which have brought the emergency about or which make possible its termination, and a statement certifying that it was not feasible to conduct a meeting of the Board.

(c) A declaration of Emergency via an Emergency Declaration Order shall remain in effect until the next meeting of the Board, or until the Chair, or the Vice-Chair if the Chair is unavailable, declares that the event, circumstance, or situation constituting the Emergency has ceased, whichever occurs first.

##### *3.2.3 Effect of Resolution or Emergency Declaration Order Declaring Emergency*

Upon issuance of a resolution declaring an Emergency or an Emergency Declaration Order, District Staff and other specified individuals shall have the power to take the Emergency Actions set forth in Section 5.0 herein.

#### **4.0 NOTIFICATION PROCEDURES**

##### **4.1 Notification of Law Enforcement**

It is the policy of the District that the General Manager, or his/her designee, shall notify law enforcement in all cases where a law has been broken on District property. The intent of this policy is to provide clear direction to management and its staff that anytime a law is broken on District property, law enforcement should be called to complete a police report, and that appropriate incident reports shall also be completed by management on behalf of the District and appropriate action taken against the offender(s). Any illegal activity on District property is grounds for immediate prosecution under the provisions of Florida law. It is the intent of the District to pursue prosecution of each violation to the fullest extent of the law.

##### **4.2 Notification of Board and District Staff**

###### *4.2.1 Notification by General Manager*

The District's General Manager or his/her designee shall notify the District Manager, District Counsel and each member of the Board when any of the following Significant Events occur on District property:

- Ambulance is called on site and an individual(s) is removed from the District's property.
- Law enforcement is called to the District's property, including but not limited to for vandalism or other nonviolent crimes.
- Resident's or annual paid user's privileges at the District's facilities are suspended or terminated.
- District's facilities are closed to residents and/or paid annual users, other than as scheduled for normal operating hours or for rental events taking place at the District's facilities in accordance with the District's Amenities Rules.
- An individual threatens legal action against the District or any member of District Staff.

The General Manager shall notify the District Manager, District Counsel and Board as soon as possible but in no event more than 72 hours after the event giving rise to the notification. The General Manager shall make such notifications by e-mail unless the nature of the event necessitates a phone call to each of the persons identified herein. The General Manager shall ensure that his or her staff are made aware of this policy and shall develop staff policies that require staff to notify police when any law is broken on District property and notify the General Manager immediately if any of the aforementioned events occur. Management shall



maintain a separate emergency action plan for staff and residents in the event of an emergency.

#### *4.2.2. Notification by District Manager*

The District Manager or his/her designee shall notify the Board and District Counsel as soon as is practical after any individual issues an Emergency Declaration Order or takes any Emergency Action under Section 5.0 herein, and at the next meeting of the District's Board, shall present a report of all Emergency Actions taken, including the Emergency that necessitated the action, a description of the action taken, and a certification that such action was necessary to ensure the health, safety, and welfare of the District's residents, guests, paid annual users, or the general public; to ensure the continuity of operations of the District; to prevent significant damage to District property; or to otherwise protect the interests of the District.

### **4.3 Notification of Residents**

In the event that the District's Facilities are closed or access is restricted due to an Emergency, or an Emergency poses an immediate risk to the health, safety, or welfare of the District's residents or paid annual users, the District Manager or the General Manager shall arrange for an appropriate notification to the District's residents and paid annual users, which notice may be accomplished by electronic message, posting of signs at the affected Facilities, or such other methods as are deemed appropriate under the circumstances.

## **5.0 EMERGENCY ACTIONS**

The following actions may be taken after declaration of an Emergency as set forth in Section 3.2 herein. Any resolution declaring an Emergency or Emergency Declaration Order may provide for additional Emergency Actions as necessary.

### **5.1 Meetings**

#### *5.1.1 Cancellation of Meetings*

In the event that the District Manager, after considering all the relevant circumstances and consulting with District Counsel, when possible, deems it infeasible to hold a regularly scheduled, special, or emergency Board meeting because doing so would endanger the health, safety, and welfare of the Board, residents of the District, or the general public, the District Manager shall have the authority to cancel such meeting, regardless of direction to the contrary from any individual Board member.

#### *5.1.2 Emergency Meetings*

In addition to the Chair's and Vice-Chair's authority to call an emergency meeting in accordance with the District's Rules of Procedure to address matters which may affect the public health, safety, or welfare, the District Manager shall additionally have the authority to, in its discretion, call such an emergency meeting in order to address any Emergency or matters arising from same.

## **5.2 District Facilities and Events**

### *5.2.1 General Manager's Authority*

In the event of an Emergency which impacts the health, safety, and welfare of District residents, paid annual users, and guests using District Facilities, or which affects the structural integrity of any District Facility, the General Manager has the authority to close or restrict access to the District's Facilities and/or cancel or postpone any scheduled recreational event for a period of up to 24 hours. This provision is not intended to limit any available authority for suspension of amenities privileges for individual users under the District's Amenities Rules.

### *5.2.2 District Manager's Authority*

In the event of an Emergency which impacts the health, safety, and welfare of District residents, paid annual users, and guests using District Facilities, or which affects the structural integrity of any District Facility, and necessitates closure of or restriction of access to the District's Facilities for more than 24 hours, the District Manager shall have the authority to close or restrict access to the District's Facilities for as long as is reasonably necessary due to the Emergency, including cancellation of any scheduled recreational events. This provision is not intended to limit any available authority for suspension of amenities privileges for individual users under the District's Amenities Rules.

### *5.2.3 Enforcement*

Should any individual access the District's Facilities in violation of a closure or other restriction of use enacted in response to an Emergency, such action shall be treated as a violation of the District's Amenities Rules and shall be subject to the disciplinary procedures and penalties set forth therein. Nothing herein contained shall prevent the District from taking such other lawful action in law and equity as may be necessary to remedy any violation or refusal to comply with this section, including but not limited to: (1) Injunctive and/or declaratory relief in a court of competent jurisdiction; (2) Any action to recover any and all damages that may result from a violation of this article; or (3) Any other action or enforcement method allowable by law, including reporting the incident to local law enforcement authorities.

## **5.3 Emergency Expenditures, Procurement, or Contracts**

Expenditures, procurement, and contracts necessary due to an Emergency are subject to the emergency provisions of the District's *Policy Relating to Spending Authority and Procurement of Good and Services* ("Procurement Policy"). A resolution declaring an Emergency or an Emergency Declaration Order issued under Section 3.2 of this Policy shall function as an Emergency Authorization authorizing staff to make an Emergency Approval of an Emergency Contract or Purchase Order, as those terms are defined in the Procurement Policy.

## **5.4 Emergency Rules**

Emergency Rules may be adopted in accordance with the District's Rules of Procedure.

## **5.5 Suspension of District Procedural Rules**

The Chair (or Vice-Chair, if the Chair is unavailable) shall have the authority to suspend any District procedural rule or policy if doing so is necessary to facilitate actions to preserve the health, safety, and welfare of the community. This section does not authorize any action inconsistent with governing federal, state, or local laws or ordinances.

#### **5.6 Compliance and Coordination with Officials**

In the event that public health officials, law enforcement officials, or other officials associated with the local, state, or federal government require action from the District in connection with an Emergency or Significant Event, the District Manager shall have the authority to take such actions as are reasonably necessary to comply with such directives or requirements and/or to coordinate with such officials to protect the interests of the District and its residents, guests, and annual paid users.

### **6.0 SEVERABILITY**

- 6.1** If any section, paragraph, clause, or provision of this Policy shall be held to be invalid or ineffective for any reason, the remainder of this Policy shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Policy would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

### **7.0 INTERPRETATION**

- 7.1** This Policy shall be interpreted and construed as consistent with Florida law and the District's Rules of Procedures. This Policy shall not be interpreted or construed as restricting, undermining, or contravening the legal authority of the Board or the District.

*FIFTH ORDER OF BUSINESS*

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**  
***Policy Relating to Spending Authority and Procurement of Good and Services***

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**1.0 PURPOSE OF POLICY.**

- 1.1** This Policy for Spending Authority and Procurement of Goods and Services (“**Policy**”) is designed to establish clear standards delineating the authority of certain contractors and employees of the Rivers Edge II Community Development District (“**District**”), specifically the District Manager, General Manager and Field Operations Manager, to enter into certain contracts or purchase orders for goods or services on behalf of the District. This Policy is further designed to establish uniform procedures for the informal procurement of goods and services that are under the statutory threshold for formal public procurement under Florida law. Please refer to the District Rules of Procedure for the processes required when purchases exceed the public procurement threshold.
- 1.2** The fundamental purpose of this Policy is not to restrict the effectiveness of the individuals involved in the day to day activities related to the procurement of goods and services, but to provide a sound foundation for effective, consistent and fair procurement practices and ensure fiscal responsibility, accountability and consistency. This Policy applies to the pre-authorization of funds and procurement of goods and services as provided for hereunder; the District Board of Supervisors are not required in any instance to sign checks, the authority for check signature rests with the District Manager and other individuals authorized pursuant to District Resolution.
- 1.3** Any and all questions regarding this Policy should be directed to the District Manager or District Counsel.

**2.0 DEFINITIONS.**

- 2.1** *Emergency.* A sudden or unexpected situation, event, or circumstance negatively impacting or impairing the health, safety, and welfare of the District’s residents; or an unexpected failure of a District physical asset that significantly impacts the general operation, integrity or function of the District’s operations. Examples of an Emergency include, but are in no way limited to: acts of God; pandemics; riots; fires; floods; hurricanes; accidents; structural, electrical or chemical failures of a District facility; or other similar circumstances.
- 2.2** *Emergency Approval.* An approval of an Emergency Contract or Purchase Order (defined herein) by the District Manager or General Manager on behalf of the District, when an Emergency Authorization (defined herein) authorizes the District Manager or General Manager to approve such Emergency Contract or Purchase Order.
- 2.3** *Emergency Authorization.* A written authorization of the Chairperson of the Board (“**Chairperson**”), or another representative of the Board as provided in this Policy, authorizing the District Manager, General Manager or Field Operations Manager to approve an Emergency Contract or Purchase Order (defined herein). The Emergency Authorization should contain the following minimum information, collected by the District Manager: a declaration that an Emergency exists; the reasons supporting such a declaration; the Emergency Contract or Purchase Order that the District Manager, General Manager or Field Operations Manager expects to approve and a statement certifying that such goods or services will address the Emergency; the expected cost of the Emergency

Contract or Purchase Order; language stating that the signing representative of the Board approves the information in such Emergency Authorization; and a statement that any expenses resulting from the District entering into the Emergency Contract or Purchase Order shall be presented to the Board for ratification at the next Board meeting.

- 2.4** *Emergency Contract or Purchase Order.* A contract or purchase order for goods or services entered into to address an Emergency that otherwise exceeds the approval authority set forth in this Policy.

### **3.0 DISTRICT MANAGER APPROVAL AUTHORITY.**

- 3.1** Per Florida law, the District Manager shall have charge and supervision of the District's works, and bear responsibility for preserving and maintaining any improvement or facility that is constructed or erected pursuant to Chapter 190, *Florida Statutes*; for operating and maintaining District-owned equipment; and for performing such other duties as are prescribed by the Board.
- 3.2** The District Manager has the authority to approve a contract or purchase order for goods or services on behalf of the District if the cost of such contract or purchase order is less than or equal to Five Thousand Dollars and No Cents (\$5,000.00), and the District Manager is authorized to sign such contract or purchase order on behalf of the District. The contract or purchase order need not be presented for ratification by the Board but will appear in the check register in due course.
- 3.3** Purchases that are recurring purchases or services approved by the Board at a public meeting need not come back to the Board unless and until the terms of the contract for such purchase expires or requires formal Board renewal or action.
- 3.4** If the cost of a contract or purchase order for goods or services exceeds Five Thousand Dollars and No Cents (\$5,000.00), or for purchases that are recurring purchases or services that would, when combined, exceed Five Thousand Dollars and No Cents (\$5,000.00), the Board must approve such contract or purchase order at a public meeting, except as specified herein.

### **4.0 DISTRICT COUNSEL APPROVAL AUTHORITY.**

- 4.1** This Policy is in no way intended to repeal, diminish or otherwise conflict with Resolution 2020-\_\_, which Resolution provides for the legal support and legal defense of the District, Board of Supervisors and District Staff. The provisions of that Resolution remain in full force and effect. This Policy is intended to cover legal actions that are not covered by that Resolution.
- 4.2** Due to unique nature of any given legal proceeding or legal situation, a specific approval threshold is not provided for so as not to limit the District's ability to affirmatively defend itself against actual or potential claims. The Board may, however, at any time during a public meeting budget, delay, or cease legal proceedings or legal actions by affirmative vote as the Policy setting body with fiduciary responsibility to the District. The Board will be advised of any potential legal implications and risks of such action for consideration prior to voting.

4.3 Outside normal day-to-day operational considerations in which the District's Counsel participates (including but not limited to meeting attendance, drafting of routine agreements, counsel on policy or legal decisions in the normal course or other similar circumstances), any agreement for legal services, representation, or outside counsel must be signed by the Chair or Vice Chair to be deemed duly executed. Due to the urgent, confidential, or exempt matter of legal issues, or so as not to impair the District's legal position or strategy, such contracts/retainers/agreements are not required to be brought for a discussion and vote before the Board so long as the Chair or Vice Chair has signed authorizing such execution. The Board retains full authority to be apprised of ongoing expenditures and to limit or cease any legal proceeding or legal services by affirmative vote. To that end, District Staff shall update the Board at each Board meeting as to the status of expenditures on legal proceedings entered into pursuant to this Policy but shall not be required to discuss items that are confidential or exempt from public disclosure or that would impair the District's legal position.

4.4 Any final judgements, settlements, or dispositions must be approved by the Board.

**5.0 GENERAL MANAGER AND FIELD OPERATIONS MANAGER APPROVAL AUTHORITY.**

5.1 The General Manager and Field Operations Manager, each, shall have the authority to approve a contract or purchase order for goods or services on behalf of the District if the cost of such contract or purchase order is less than or equal to Two Thousand, Five Hundred Dollars and No Cents (\$2,500.00), and both the General Manager and Field Operations Manager are authorized to sign such contract or purchase order on behalf of the District. The contract or purchase order need not be presented for ratification by the Board but will appear in the check register in due course.

5.2 If the cost of a contract or purchase order for goods or services exceeds Two Thousand, Five Hundred Dollars and No Cents (\$2,500.00), or for purchases that are recurring purchases or services that would, when combined, exceed Two Thousand, Five Hundred Dollars and No Cents (\$2,500.00), but do not exceed the District Manager's purchasing authority set forth above, the District Manager may approve such expenditure.

**6.0 DISTRICT MANAGER, GENERAL MANAGER AND FIELD OPERATIONS MANAGER'S EMERGENCY APPROVAL AUTHORITY.**

6.1 The District Manager, General Manager and Field Operations Manager, have the discretion to determine whether a situation, event, or circumstance constitutes an Emergency as set forth under this Policy. In the event of an Emergency, staff shall additionally follow the District's *Emergency and Significant Events Policy* ("**Emergency Policy**").

6.2 Unless an Emergency has been declared pursuant to the Emergency Policy, the District Manager is in charge of securing an Emergency Authorization, signed by the Chairperson, before an Emergency Approval may be issued. If the Chairperson is unavailable to sign the Emergency Authorization, then the Vice Chairperson may sign. If the Vice Chairperson is unavailable to sign the Emergency Authorization, then another Board Supervisor may sign. The District Manager shall prepare the Emergency Authorization as set forth herein. Following the execution of the Emergency Authorization, the District Manager, General Manager or Field Operations Manager may make an Emergency Approval of the Emergency Contract or Purchase Order set forth in the Emergency Authorization. Any

Emergency Contract or Purchase Order shall be presented to the Board for ratification at the next Board meeting.

- 6.3** In the event that the District Manager is unable to secure an Emergency Authorization that he or she deems necessary as set forth in this Policy, the District agrees to hold the District Manager harmless in the event that such actions are challenged legally as inconsistent with the District Managers statutory duties set forth in Chapter 190, Florida Statutes.

**7.0 APPROVAL AUTHORITY OF OTHER DISTRICT CONTRACTORS OR EMPLOYEES.**

- 7.1** Except for the approval authority of the Board, District Manager, General Manager and Field Operations Manager, as set forth in this Policy and the District's Rules of Procedure, District contractors or employees have no authority to approve or sign a contract or purchase order for goods or services, or a recurring obligation under a contract or purchase order for goods or services, on behalf of the District. Any such approval by such contractor or employee shall constitute an unauthorized approval.

**8.0 PROCUREMENT PROCESS FOR PURCHASE OF GOODS AND SERVICES**

- 8.1** To comply with Chapters 190 and 287, Florida Statutes, a District must abide by several procedures if it desires to enter into a contract for the purchase of professional services; insurance; construction; design-build services; goods, supplies, or materials; contractual services; and maintenance services over statutory bid thresholds. Please refer to the District Rules of Procedure for the processes required when purchases exceed the public procurement threshold.

- 8.2** If the cost of construction will be less than \$383,168.13, the cost of electrical purchases is less than \$95,792.03, or the cost of goods or services will be less than \$195,000, it is appropriate to informally solicit proposals for the work.\*\* These should be written proposals, bid from a standard scope of services or scope of materials. The proposals should be included in the District agenda package and reviewed by the District's Board of Supervisors. The proposals presented to the Board shall be as provided by the proposer(s), in an unaltered format. The General Manager or Field Operations Manager, as applicable, shall secure, whenever possible, a minimum of three written proposals, which shall be the result of written specifications transmitted by mail, electronic format or by facsimile. In those instances when securing three proposals is not practicable, the General Manager or Field Operations Manager shall provide written justification of such. When applicable to the proposed project, companies must be properly authorized, licensed and insured to perform the work. The provisions of this section shall apply to purchases that exceed Five Thousand Dollars (\$5,000.00) for a single item or recurring item.

\*\* Note that the threshold amounts identified herein are established by Florida law and are subject to change; the construction and electrical thresholds change each calendar year. Please confer with District Counsel or District Management for up-to-date numbers.

- 8.3** Where, for any reason, a proposer is given an opportunity to re-bid on a solicitation, all competing proposers should also be given an equal opportunity to re-bid the requirement. Those conditions in which it is in the District's best interests to allow a re-bid may include changes in requirements or changes in specifications.
- 8.4** Unless an Emergency exists, as defined in this Policy, or the purchase is under the thresholds set forth in Section 3.0, the District's Board of Supervisors shall pre-approve



the proposal at a Board meeting prior to the execution of an agreement. If this pre-approval does not occur, it is possible that the agreement may not be honored by the District. The General Manager should seek District Counsel's review or drafting of an agreement once the proposal is approved by the Board.

- 8.5 Once the agreement is in place, provide copies of the executed agreement to the District Manager. The District Manager is the official records custodian of the District.
- 8.6 For District Capital Improvement Projects authorized by the District's Board of Supervisors, keep the District Engineer updated on the process of installation or construction. The District Engineer is ultimately responsible for the proper construction and installation of the District's improvements, so the District Engineer needs to know when construction commences, when inspections are scheduled, etc. Projects designed by other professionals should be inspected by that professional and accepted under terms set forth in agreement with the District.

## **9.0 POLICY ETHICS.**

- 9.1 All District employees and contractors shall abide by the provisions of Chapter 112, *Florida Statutes*, including Section 112.313, pertaining to standards of conduct for public officers.
- 9.2 Acceptance of gifts by District employees at any time from contractors or suppliers is prohibited.
- 9.3 District employees shall not bid for, enter into, or be in any manner interested in any contract for District purchases or public works, nor shall District employees seek to influence the purchase or a product or service from any proposer.
- 9.4 No contract or purchase shall be subdivided to evade the threshold amounts or other requirements of this Policy or other purchasing policies of the District, including the Rules of Procedure. Purchases, orders, or contracts that are subdivided to circumvent this Policy or other purchasing policies of the District shall be considered unauthorized purchases.
- 9.5 Any and all offers of employment must be authorized by only the Board, upon the Board's affirmative vote authorizing the position and accompanying funds, and such offers of employment shall not be made by any entity or person other than the Board. This shall not be construed to prohibit hiring of independent contractors to provide goods or services to the District but rather is meant to prohibit offers of employment without Board authorization.

## **10.0 SEVERABILITY.**

- 10.1 If any section, paragraph, clause, or provision of this Policy shall be held to be invalid or ineffective for any reason, the remainder of this Policy shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Policy would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

**11.0 INTERPRETATION.**

- 11.1** This Policy shall be interpreted and construed as consistent with Florida law and the District's Rules of Procedures. This Policy shall not be interpreted or construed as restricting, undermining, or contravening the legal authority of the Board or the District.

DRAFT

## *SIXTH ORDER OF BUSINESS*

## **RESOLUTION 2020-08**

### **A RESOLUTION SETTING FORTH THE POLICY AND FINDINGS FOR PAYMENT OF INVOICES UNDER THE AMENITY MANAGEMENT AGREEMENT FOR RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT DURING COVID-19 AND RATIFYING STAFF'S ACTIONS FOR EMERGENCY AUTHORIZATIONS**

**WHEREAS**, the Rivers Edge II Community Development District ("District") is a local unit of special purpose government, created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the District was created for the purpose of constructing, operating and maintaining public infrastructure improvements, including but not limited to various recreational improvements that include a fitness center, recreational center, sports fields, and related improvements (together, the "Recreational Improvements"); and

**WHEREAS**, the District issued multiple series of tax-exempt bonds that are secured by assessments on benefitted property within the District to provide for the construction of the Recreational Improvements; and

**WHEREAS**, the District's Board of Supervisors ("Board") conducted a request for proposal process to select a third-party amenity management provider to manage, operate and maintain the District's Recreational Improvements, and entered into a contract with Vesta Property Services, Inc. ("Vesta") to provide the services set forth in the agreement between the parties ("Amenity Contract"); and

**WHEREAS**, the Amenity Contract includes the provision of various staff for management, maintenance, operation and programming of the Recreational Improvements; and

**WHEREAS**, in March 2020, a state of emergency was declared for the State of Florida and for St. Johns County due to the COVID-19 pandemic, which has resulted in the necessary closure of the Recreational Improvements and cancellation of public meetings; and

**WHEREAS**, due to (a) the need for ongoing maintenance, cleaning, safety and security of the Recreational Improvements during the state of emergency, (b) bond covenants requiring operation and maintenance necessary to protect the integrity of the bond-financed improvements, (c) the desired continuity of operations upon re-opening of the facilities, and (d) the desired maintenance of institutional knowledge of operations, facilities, and staffing, among other considerations deemed a benefit to the District and the benefitted property within the District, the Board finds it is in the best interests of the District, as set forth herein, to pay the positions attached hereto as **Exhibit A** under the Amenity Contract through April 30, 2020, so long as such staff members are retained by Vesta and employed for the benefit of the District and the positions attached hereto as **Exhibit B** under the Amenity Contract until the Recreational Improvements re-open and are fully operational and so long as such staff members are retained by Vesta and employed for the benefit of the District, subject to the District's contractual rights under the Amenity Contract and subject to the ability of the Board to revisit this subject at any time and make changes in the District's absolute and sole discretion; and

**WHEREAS**, due to public health concerns related to the outbreak of the COVID-19 pandemic, the need to comply with official guidance regarding public health precautions, and the desire to ensure the public health, safety, and welfare, the District Manager determined it was not feasible to hold a meeting of the Board to address issues related to the Amenity Contract or other necessary emergency decisions, and that it was therefore necessary to make certain decisions outside of the Board's regularly scheduled meeting; and

**WHEREAS**, the District Manager authorized payment of Vesta's invoices for March and April, 2020, for the positions as more particularly described in **Exhibit A**, attached hereto; and

**WHEREAS**, the District Manager further made the Emergency Authorization and Emergency Approval decisions, in consultation with the Chairman, as outlined in the attached **Exhibit C**; and

**WHEREAS**, the Board now wishes to ratify the aforementioned actions of the District Manager, Chairman, and District staff; and

**WHEREAS**, the Board desires to direct payment for the positions set forth in **Exhibit B** until the Recreational Improvements re-open and are fully operational, subject to the District's contractual rights under the Amenity Contract and subject to the ability of the Board to revisit this subject at any time and make changes in the District's absolute and sole discretion.

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

1. The recitals stated above are true and correct, and they are hereby incorporated by reference.
2. As set forth in this Resolution, the District's Board hereby finds it in the best interests of the District, its landowners and its residents to:
  - a. Ratify the actions of the District Manager, Chairman and District staff in paying the Vesta invoice attached hereto as **Exhibit A**; and
  - b. Make legislative findings that due to (1) the need for ongoing maintenance, cleaning, safety and security of the Recreational Improvements during the state of emergency, (2) bond covenants requiring operation and maintenance necessary to protect the integrity of the bond financed improvements, (3) the desired continuity of operations upon re-opening of the facilities, and (4) the desired maintenance of institutional knowledge of operations, facilities, and staffing, among other considerations deemed a benefit to the District and the benefitted property within the District, the District will pay the positions staffed under the Amenity Contract as set forth in **Exhibit B** until the Recreational Improvements re-open and are fully operational and so long as such staff members are retained by Vesta and employed for the benefit of the District and subject to the District's contractual rights under the Amenity Contract and subject to the ability of the Board to revisit this subject at any time and make changes in the District's absolute and sole discretion.

- c. Ratify the actions of the District Manager, Chairman and District staff in making the Emergency Authorization and Emergency Approval decisions as outlined in the attached **Exhibit C**.
3. Actions of the Board pursuant to this Resolution are not intended to alter any of the terms or conditions whatsoever of the Amenity Contract other than to pay for services all or partially rendered for the time period specified herein.
4. This Resolution shall be effective as of its adoption on the date listed below and shall apply to all actions undertaken in furtherance of the emergency authorizations and payment of invoices as set forth herein.
5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**PASSED AND ADOPTED this 17th day of April, 2020.**

**ATTEST:**

**Rivers Edge II Community  
Development District**

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Secretary

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Chairperson/Vice Chairperson

**Exhibit A:** March and April 2020 Vesta Invoices

**Exhibit B:** Ongoing positions through closures – anticipated staff and amounts

**Exhibit C:** Emergency Authorization Decisions

### **Exhibit A Addendum to Resolution 2020-08**

A credit equal to \$4,715 For **RECDD II** will be applied for reduced “Guest Services” hours. All other hours were fulfilled within the contract as it related to staffing. The credit that correlates with Guest Services for RECDD II is as follows:

We are contracted for 94-man hours in Guest Services for RECDD II; currently we are providing 53-man hours; This is a 41-man hour difference creating a credit of \$943 weekly. Being that this schedule has been in place since the week of 3/23, we will be crediting the district (RECDD II) in the total amount of \$4,715. This credit has accumulated amongst a 5-week period (March 23<sup>rd</sup> to April 24<sup>th</sup>). The remainder of the credit from April will depend upon which option the board chooses. We will be sure to update you the total credited amount by the closing of the week at the latest.

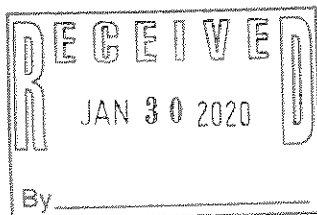
*Invoice*

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

Invoice # 365243  
Date 2/1/2020  
Terms Net 30  
Due Date 3/2/2020  
Memo Rivers Edge CDDII

**Bill To**

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



| Description                 | Quantity | Rate | Amount   |
|-----------------------------|----------|------|----------|
| Field Operations Manager    | 1        |      | 2,639.38 |
| 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 |

Thank you for your business.

**Total** \$23,798.13





## Invoice

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

**Invoice #** 368004  
**Date** 4/1/2020  
**Terms** Net 30  
**Due Date** 5/1/2020  
**Memo** Rivers Edge CDDII

### Bill To

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

| Description                 | Quantity | Rate | Amount   |
|-----------------------------|----------|------|----------|
| Field Operations Manager    | 1        |      | 2,639.38 |
| 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 |

Thank you for your business.

**Total** \$23,798.13

## ***Rivers Edge and Rivers Edge II - Onsite Staffing Options***

### **Option A:**

This option staffs the GM, Lifestyle and Field Operations Manager Positions.

Cost Savings RECDD I: **\$14,915.11**

Cost Savings RECDD II: **\$15,729.79**

**Total Cost Savings: \$30,644.49**

### **Option B:**

This option staffs the GM and Lifestyle Position.

Cost Savings RECDD I: **\$17,554.49**

Cost Savings RECDD II: **\$18,369.17**

**Total Cost Savings: \$35,923.66**

***\*\*savings are on a monthly basis\*\****

### **RECDD I**

| Position                   | Current Fee        | A                  | B                  |
|----------------------------|--------------------|--------------------|--------------------|
| GM & Lifestyle Dir         | \$5,428.96         | \$5,428.96         | \$5,428.96         |
| Field Ops Manager          | \$2,639.38         | \$2,639.38         |                    |
| Hospitality Staff          | \$5,383.99         |                    |                    |
| Pool Maintenance           | \$1,518.74         |                    |                    |
| Janitorial Maintenance     | \$1,344.38         |                    |                    |
| Common Grounds Maintenance | \$3,500.00         |                    |                    |
| Lifeguards                 | \$3,168.00         |                    |                    |
| <b>Total</b>               | <b>\$22,983.45</b> | <b>\$8,068.34</b>  | <b>\$5,428.96</b>  |
| <b>Savings</b>             | <b>n/a</b>         | <b>\$14,915.11</b> | <b>\$17,554.49</b> |

### **RECDD II**

| Position                   | Current Fee        | A                  | B                  |
|----------------------------|--------------------|--------------------|--------------------|
| GM & Lifestyle Dir         | \$5,428.96         | \$5,428.96         | \$5,428.96         |
| Field Ops Manager          | \$2,639.38         | \$2,639.38         |                    |
| Hospitality Staff          | \$9,366.67         |                    |                    |
| Pool Maintenance           | \$1,518.75         |                    |                    |
| Janitorial Maintenance     | \$1,344.37         |                    |                    |
| Common Grounds Maintenance | \$3,500.00         |                    |                    |
| Lifeguards                 |                    |                    |                    |
| <b>Total</b>               | <b>\$23,798.13</b> | <b>\$8,068.34</b>  | <b>\$5,428.96</b>  |
| <b>Savings</b>             | <b>n/a</b>         | <b>\$15,729.79</b> | <b>\$18,369.17</b> |

## **Board Considerations for 4/15/20 Board Meeting – Will Become Exhibit B to Resolution**

### **Information for above decision:**

Vesta's field services team has a vast array of tasks that are required of them. Our team strives to ensure the protection and upkeep of district assets so that the residents of RiverTown may enjoy their wonderful amenities to the full potential. Below you will find daily, weekly, and bi-weekly tasks that pertain to our field services team. This does not include some tasks such as de-webbing of the facilities, cleaning of windows on the outside of facilities that we would generally vend out, assisting in concrete work (curbing/driveways/sidewalks) where streets that are being finished are damaged, the upkeep of dog parks, and close monitoring of play park structures throughout all of RiverTown to ensure proper upkeep and safety. We have also included an ongoing task list for future projects. Though the Amenity Centers are closed and not being used, there are still many tasks within RiverTown that require our Field Operations Team. With that being said, without our Field Maintenance Team leader, much of the tasks included will be challenging to keep up to the standard we are all used to seeing here at RiverTown. In closing; should you choose the most cost-effective savings in front of you we, Vesta, support your decision and will do the best in our abilities to maintain the appearance of RiverTown's facilities and common areas. We appreciate your time and support, stay safe and stay healthy.

### **Field Operations Daily**

- Change all dog stations and trash cans throughout community. (Playgrounds, mailboxes, dog parks and River Front park).
- Ride property for landscaping and common ground. (Playgrounds, common areas, ponds, sidewalks, roadways and ponds.)
- Maintenance of Pools. (back wash, vacuum, check chemicals PH, chlorine, total alkalinity (once a week), clean leafs and debris out of all main and feature pump motor baskets and filters
- Rake and drag all three tennis courts and clean top of nets. (Adjust water depending on weather conditions).
- Clear off all pool decks and amenity grounds from leafs and debris. Look for tripping hazards or any safety concerns.
- Liaison between Mattamy, District Staff and Residents for any maintenance, common ground, amenity concerns or repairs.
- Constant communication with Verdego in regards to common area and amenity center landscaping, irrigation and resident concerns.
- Constant communication with residents with any questions or concerns.
- Work on task list from Mattamy and internal task lists/ checklists.
- Work with and oversee vendors on scheduling work on projects and repairs.
- Direct report for House Keeping (concerns/scheduling and ordering supplies.)
- Communicate with Pool Sure for deliveries (sodium Bicarbonate, Acid barrels and chlorine tank refills.)

## **Board Considerations for 4/15/20 Board Meeting – Will Become Exhibit B to Resolution**

- Constant communication with Charles Aquatics (pond concerns, invoicing and bringing new ponds online for services.)
- Check ADA pads throughout the neighborhood to insure safety.

### **Field Operations Weekly**

- Scrub pool tiles, check cyanuric acid, check for algae in pools, (perform phosphate treatment if algae are present.) Back wash pools to help flow for pool.
- Ride through community to insure out street lights are functioning properly. (Repair if need) and FPL street lights (report to FPL for repair).
- Clean all mail kiosk, check lighting. (If not working repair.)
- Check all sump pumps in pools and water features. (RiverHouse, RiverClub, splash pad and waterfalls at longleaf). (Bi Weekly)
- Pressure wash both side of waterfalls on longleaf entrance. (Bi Weekly)
- Pressure wash and clean buildings, light fixtures and clean windows at RiverHouse and RiverClub. (Bi Weekly)
- Walk amenity grounds checking all ground and building lighting inside and out at RiverClub, River Front Park and RiverHouse. (Repair if needed).
- Check all fans inside and outside of RiverHouse and RiverClub to insure functionality. (Repair if needed/Replace bulbs if needed).
- Check all pool handrails for safety at RiverHouse and RiverClub (loose or broken repair.) (Bi Weekly)
- Check pool furniture for rips or damage (remove from pool deck if damaged) clean life rings. At RiverHouse and RiverClub.
- Check all faucets to make sure they are in 100% working condition (cold and hot water and no leaks, and change batteriers.)
- Check all gym equipment at RiverHouse. (Lubricate all equipment, check safety and functionally of all equipment and schedule repairs if necessary.)
- Check Air conditioner units. (Filters, belts, schedule units for repair if needed.)
- Check Basketball courts (nets, rims, back boards and tighten bolts.)
- Check Kayak launches at RiverClub and River Front Park (pressure washing and tightening all bolts if needed.)
- Check all fencing and gates at amenities to make sure they are in working condition and functioning properly.
- Check all dock at RiverClub and River Front Park for repairs and safety (lighting). (Bi Weekly)
- Check community garden (clean out weeds and check water and gates to make sure they are in working condition.)
- Check all umbrella for functionally and remove wasp nest at RiverHouse and RiverClub.

**Field Operations Project List (Updated Frequently)**

**RiverHouse**

- Replace 8 hydraulic hinges on pool coffin lids.
- Repaint bottom on slide concrete supports.
- Replace wooden panels on gate to pool pump area.
- Replace missing sidewalk expansion joint filler.
- Replace missing bull rings tension wires on all 3 tennis court fences.
- Paint all green light pole around tennis court and inside of pool area to black to match existing light poles.
- Repaint black gate on dumpster pad.
- Repaint all ground spot lights around amenity center and in pool area. (Let Zach know if any lights are not working).
- Pressure wash sidewalks and curbing in amenity parking lot.
- Repaint all gates and fence that are faded or chipped.
- Replace any damaged or missing Sheppard or pool ring hooks. (Paint before install).
- Pressure wash maintenance shed and touch up paint outside of building.
- Place wooden post near tennis court to stop golf cart traffic.
- Repaint outside ceiling fans on both RiverHouse buildings.

**RiverClub**

- Pressure wash and repaint playground pirate ship.
- Pressure wash dock and boardwalk.
- Repaint all gates and fencing that are faded or chipped.
- Repaint all wood that is faded or chipped around pool pump area.
- Repaint all ground light fixers inside pool area and on amenity grounds. (If lights are not working let Zach Know).
- Deep cleaning/ organization of the whole kitchen. (Discusses with JD).
- Filling in all missing mortar from brick structure areas.
- Pull all rental Kayaks out and deep clean.
- Deep clean inside of kayak building and touch paint walls and doors.
- Repaint main entrance and exit gates.
- Pressure wash kayak launch and tighten all bolts. (Sign and hinges).

## **River Front Park**

- Pressure washing outside of building and bathrooms.
- Clean and organize storage closet.
- Pressure wash both small docks and big one.
- Repaint ceiling of the main Dock.
- Restripe all parking lot lines.
- Pressure wash dumpster pad and fencing. (Touch up paint if need).
- Pressure wash kayak launch and tighten all bolts. (Sign and hinges).
- Pressure washing retaining wall and all sidewalks in park.
- Repaint (Riverfront Park) letters and gate.
- Pressure wash all parking lot blocks.

## **Common areas**

- Repaint water fountain at Sternwheel Park.
- Pressure wash curbing on main entrance at North roundabout.
- Repaint mail kiosk in lakes 2.
- Clear weeds/grass and pressure wash all ADA pads throughout the community.
- Repaint all fire hydrants throughout community.
- Clean out all sand and debris in gutters on Orange branch Trail.
- Replace 3 Toro valve on splash pad at Welcome center.
- Straighten up all leaning signs throughout community.
- Pressure wash all directional, advertisement and snake signs throughout community.
- Replace all broken and faded reclaim signs throughout community.
- Weed out and clean community garden.
- Pressure washing and touch up paint garden storage shed.
- Pressure wash waterfalls at longleaf RiverTown entrance (Biweekly).

## EXHIBIT C

**Emergency Authorizations and Approvals during COVID-19 Related Closures as of April 8, 2020**

| <b><u>Emergency Authorization</u></b> | <b><u>Subject Matter</u></b>          | <b><u>Dollar Amount (if any)</u></b> |
|---------------------------------------|---------------------------------------|--------------------------------------|
| 2020-1                                | Closure of Facilities                 |                                      |
| 2020-2                                | Vesta Payment of March/April Invoices |                                      |
|                                       |                                       |                                      |
|                                       |                                       |                                      |
|                                       |                                       |                                      |
|                                       |                                       |                                      |
|                                       |                                       |                                      |

*EIGHTH ORDER OF BUSINESS*



## RESOLUTION 2020-09

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT APPROVING REVISIONS TO THE SUPPLEMENTAL ENGINEER'S REPORT AND APPROVING AND RATIFYING ITS USE IN CONNECTION WITH THE SERIES 2020 BONDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Rivers Edge II Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida; and

**WHEREAS**, the District has previously indicated its intention to undertake, install, establish, construct, or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the issuance of one or more series of bonds; and

**WHEREAS**, District staff and consultants are presently engaged in preparing certain documents and taking certain actions necessary to issue the District’s Capital Improvement Revenue Bonds, Series 2020 (the “**Series 2020 Bonds**”), including but not limited to posting the Preliminary Limited Offering Memorandum; and

**WHEREAS**, the District previously approved that certain *Engineer’s Report Series 2020 Bonds*, dated February 7, 2020 (the “**Supplemental Engineer’s Report**”); and

**WHEREAS**, the Supplemental Engineer’s Report identifies and describes the presently expected components of the infrastructure improvements to be financed in whole or in part with the Series 2020 Bonds (the “**Series 2020 Project**”), including what percentage of those improvements are already complete; and

**WHEREAS**, since the time the Supplemental Engineer’s Report was initially approved, the Keystone Corners Boulevard component of the Series 2020 Project has progressed from 95% completion to 100% completion, and the Supplemental Engineer’s Report has been updated to reflect said progress; and

**WHEREAS**, the District wishes to approve the Supplemental Engineer’s Report, inclusive of aforementioned revision, attached hereto as **Exhibit A**, and approve and ratify the use of said report in connection with issuance of the District’s Series 2020 Bonds.

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

**SECTION 1.** The *Engineer's Report Series 2020 Bonds*, dated February 7, 2020, as revised, attached hereto as **Exhibit A**, is hereby approved, and the use of said report in connection with all actions necessary for the issuance of the Series 2020 Bonds is hereby ratified, approved, and confirmed in all respects.

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

**SECTION 3.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of April, 2020.

ATTEST:

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A:** *Engineer's Report, Series 2020 Bonds*, dated February 7, 2020

**Exhibit A**

*Engineer's Report, Series 2020 Bonds*, dated February 7, 2020

**RIVERS EDGE II  
COMMUNITY DEVELOPMENT DISTRICT  
ENGINEER'S REPORT  
SERIES 2020 BONDS**

**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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| <b>Exhibit 3 – RE II CDD Master Plan</b>               | <b>9</b>             |
| <b>Exhibit 4 – RE II CDD District Boundary</b>         | <b>10</b>            |

## **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 (33) 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. 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 of its remaining land and collateral rights in and became the Master Developer of RiverTown. On December 1, 2017, Mattamy RiverTown, LLC transferred all of its land and rights 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 42FFFF-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, of the Board of County Commissioners in and for St. Johns County on June 19, 2018. The District boundary was amended in November of 2019, which increased the size from 886.90 acres to 983.88 acres. The change added parcels for residential development included in the RiverTown DRI into the District. For more information regarding Rivers Edge II, please review the Rivers Edge II website at [www.riversedge2cdd.com](http://www.riversedge2cdd.com), contact the professionals listed thereon or see **Exhibits 3** and **4** attached showing the District boundary.

## **PURPOSE AND SCOPE OF IMPROVEMENTS**

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

What follows is a description of the infrastructure improvements that comprise the Districts 2020 planned bond issuance together, the improvements set forth herein are called the “**2020 Project**”. All of the planned improvements are considered “master” infrastructure improvements in that the improvements are necessary for functional development of the parcels within the District and proportionally benefit developable acreage within the District boundary.

## Master Transportation

### *Minor Collector Roadway – Keystone Corners Boulevard*

Keystone Corners Boulevard will serve as a secondary access point into the RiverTown Development from CR 244 (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 area 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 pedestrian, bicyclist and golf carts will parallel 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 major trunk line systems throughout the District.

## Master Recreation

### *RiverClub Amenity*

Serving as the anchor amenity along the banks of the St. Johns River, the RiverClub Amenity provides residents of 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, playground, outdoor pavilion, and fire pit. This amenity serves as the second facility within RiverTown for the residents to enjoy outdoor recreation activities along the St Johns River. Construction started on this facility in June 2016 and was completed March 2018. The building is fully operational.

## **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.

| <b><u>Proposed Land Use</u></b>          | <b><u>Approximate Acreage</u></b> | <b><u>Units*</u></b> |
|--|-----------------------------------|----------------------|
| Existing RiverClub Amenity               | 20                                |                      |
| 2020 Project Residential                 | 227                               | 660                  |
| Future Project Residential               | 469                               | 999                  |
| Recreation                               | 16                                |                      |
| Other (Open Space/Drainage/Conservation) | 252                               |                      |
| Total Units Rivers Edge II               | 984                               | 1,659                |

\* The number of anticipated units and acres have increased from the Master Improvement Plan issued in 2018, due to the boundary amendment approved in November 2019.

The following table outlines the current status of the components of the 2020 Project underway and planned within the District:

| <b>Rivers Edge II CDD<br/>Construction Project Status &amp; Permit Approvals<br/>2020 Project</b> |                                 |                         |                     |                      |                    |      |
|---|---------------------------------|-------------------------|---------------------|----------------------|--------------------|------|
| Project Description   | Construction Completed to Date* | Permit Status           |                     |                      |                    |      |
|   |                                 | Army Corps Of Engineers | St. Johns River WMD | St. Johns County DRC | FDEP Water & Sewer | FDOT |
| Keystone Corners  | 100%                            | N/A                     | X                   | X                    | X                  | N/A  |
| RiverClub   | 100%                            | N/A                     | X                   | X                    | N/A                | N/A  |

X- Permit Issued

N/A – Not applicable

0 - Not submitted

\* - Represents portion of 2020 Project described above already constructed

## **OWNERSHIP & MAINTENANCE**

The following is a brief summary of the anticipated operation and maintenance responsibilities for 2020 Project.

| Improvement Projects                | Ownership   | Maintenance Responsibility |
|-------------------------------------|-------------|----------------------------|
| Keystone Corners Blvd (Road)        | St Johns Co | St Johns Co                |
| Keystone Corners Blvd (Landscaping) | St Johns Co | CDD                        |
| RiverClub                           | CDD         | CDD                        |

\*JEA will own and maintain the major water, sewer and reuse facilities within the public right of way of the Development

## **BASIS FOR THE COST OPINION**

The improvements contemplated in this 2020 Report are currently under construction or constructed. Prosser prepared opinions of probable costs based on the intent and status of each element as defined at its current level of construction. Opinions of cost are based on our experience with similar projects, current actual construction costs, 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% to the extent not already known.
- Construction administration expenses.



The exact location of some of the improvements may be changed during the course of 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 2020 Report 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**  
**February 7, 2020**

| <b>Improvement Plan Category</b>        | <b>Master Improvement<br/>Plan Opinion of<br/>Costs (\$)</b> | <b>2020 Projects</b>   | <b>Notes</b>                                |
|---|--|------------------------|---|
| Master Drainage & Stormwater Management | \$3,770,357.63   | \$0.00                 |   |
| Master Transportation                   | \$14,315,654.47  | \$3,965,654.00         | Spine Road Ph 4 & 5 (Keystone Corners Blvd) |
| Master Landscape                        | \$1,150,000.00   | \$0.00                 |   |
| Master Recreation                       | \$13,311,250.00  | \$7,000,000.00         | RiverClub                                   |
| <b>Total RE II CDD</b>                  | <b>\$32,547,262.11</b>                                       | <b>\$10,965,654.00</b> |   |

\*Includes construction, design fees and 15% contingency

## VICINITY MAP



Exhibit 1

**PROSSER**

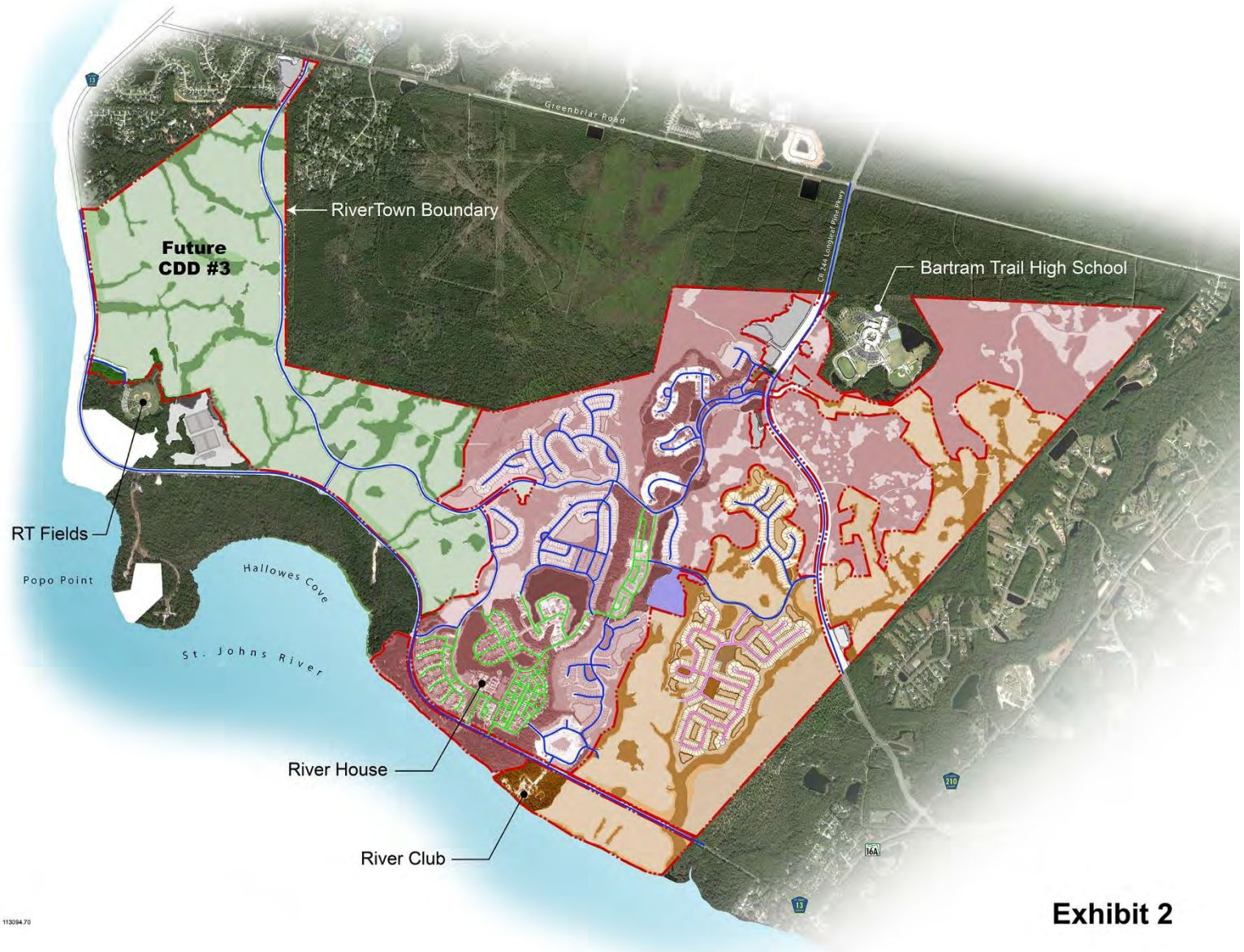


# RIVERTOWN

## Master Development Plan

### LEGEND

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



# RIVERTOWN

mattamyHOMES

## RE II CDD MASTER PLAN

### LEGEND

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

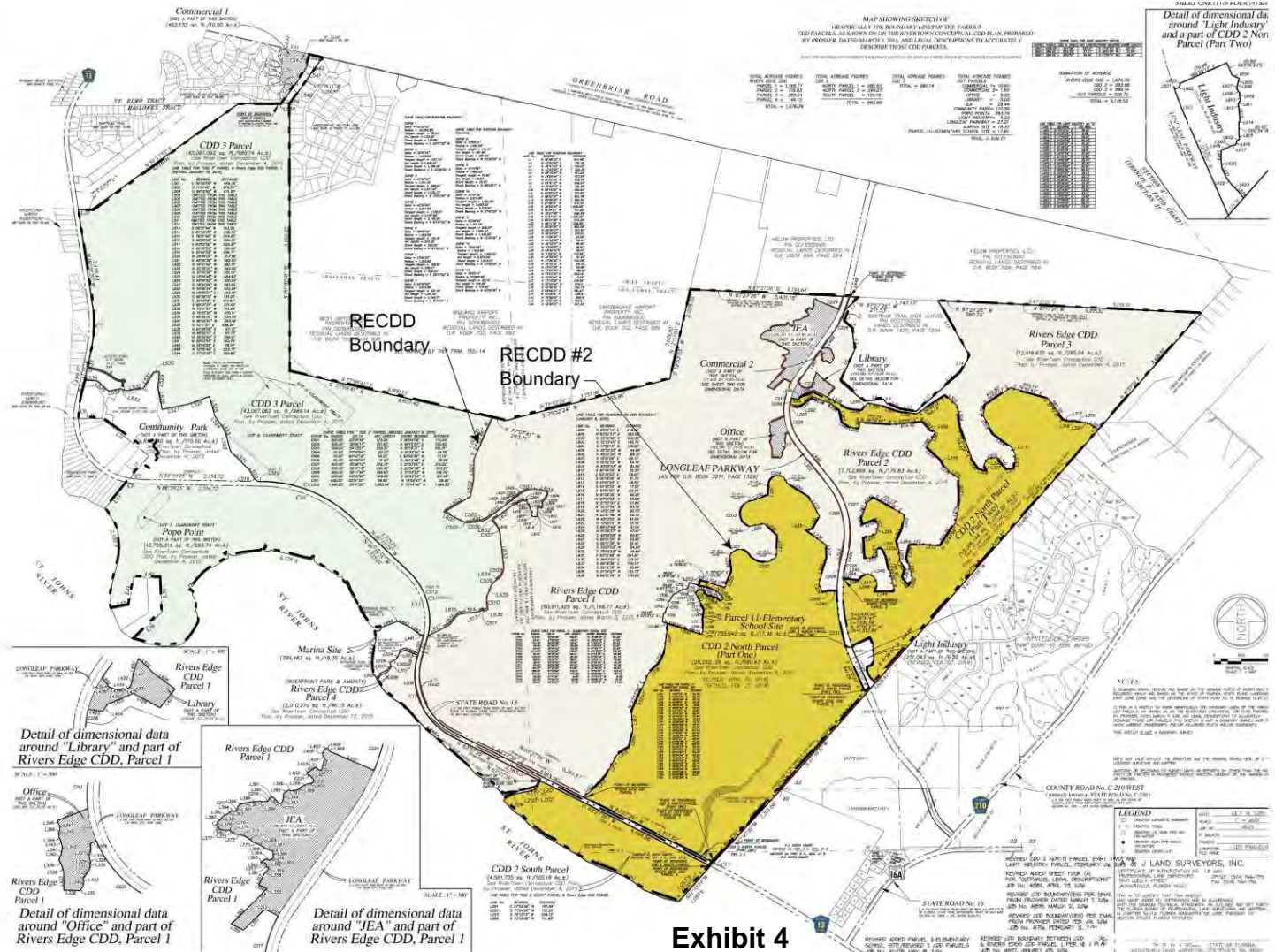
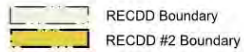




# RIVERTOWN

## RECDD #2 Boundary

### LEGEND



Detail of dimensional data around "Library" and part of Rivers Edge CDD, Parcel 1

Detail of dimensional data around "Office" and part of Rivers Edge CDD, Parcel 1

Detail of dimensional data around "JEA" and part of Rivers Edge CDD, Parcel 1

Detail of dimensional data around "JEA" and part of Rivers Edge CDD, Parcel 1

Exhibit 4

## *NINTH ORDER OF BUSINESS*

*D.*



# RIVERTOWN

## RECDD II General Manager Report

*Date of report: 4/15/20*

*Submitted by: Jason Davidson*

RiverClub update / No Board action required:

Usage:

| October'19 | November | December | January'20 | February | March | FY 20 Total |
|------------|----------|----------|------------|----------|-------|-------------|
| 1,670      | 2,251    | 2,988    | 2,473      | 2,536    | 1,006 | 12,924      |

### EVENTS UPDATE:

#### **Daddy Daughter Dance**

140 participated. Dads and daughters dressed up for this event. They enjoyed an evening with DJ, games, photo booth and magician! Plus, there were also refreshments to snack on. A very memorable night for Dads and daughters.





### Valentine's Day Party

250 residents participated. Residents appreciated staying close to home for Valentine's Day. Multiple vendors provided something for every age level. This party had it all—from acoustic music to face painting, balloon twisting and a walk around magician! Love was in the air!







### **Color Run 5K**

88 residents participated. Participants ran a 5K and got blasted with color! Neighbors cheered on the runners as they passed by. Runners enjoyed snacks and water after the race.





### **Dog Circus**

140 residents participated. The Menestrelli Family brought their dog circus to RiverTown! This show was featured on America's Got Talent! The performance took place in the amphitheater. In order to gain entrance attendees donated to First Coast No More Homeless Pets. RiverTown residents were very generous with their donations! Thank you to all! Kids also enjoyed a bounce house and carnival games before the show. All ages enjoyed the show—and there was a photo op at the end!









## Mardi Gras Party

340 residents participated. The Blue Muse Jazz Band performed, a juggler/magician worked the crowd—and gave lessons to the kids, “show girls” were hired for photo ops and a fortune teller was on site to predict your future! Comments included: “Listening to that jazz band—they were so good I thought I was listening to jazz radio!” and “The fortune teller knew things no one else does! She was incredible!”







**March Events:** Events cancelled due to the Coronavirus: Showtime USA kid's talent performance, Rich Alexander Comedian Hypnotist, Spring Break Activities: Bubble Workshop, St. Patrick's Day Story Hour, Slide Races, Babysitting Workshop and Pool Games, Adult Trivia, Don't Call Me Shirley Concert

Virtual March Events: Acoustic Facebook Live Sessions with our Favorite Musicians from the RiverClub plus Virtual DJ Parties for Adults and Kids.

**April Events:** All "in-person" April events were cancelled due to the Coronavirus: Food Truck Friday, Spring Fling Pirate Event, Movie Night, Adult Date Night w/ Professional Liars Comedian Act, Spring Garage Sale. Virtual Events: Staycation Photo Contest, Virtual Talent Contest, Chalk Art Contest, Virtual DJ parties for Adults & Kids every Friday and an Easter Egg Hunt (residents are hanging photos of eggs or plastic eggs in the windows that can be spotted on family walks).

**May Events:** May events are currently scheduled with subject to change regarding the Coronavirus social distancing/stay at home mandates. Events scheduled include: Food Truck Friday, Mother's Day Music Poolside, Adult Trivia, Jason Evans Concert and Memorial Day. Noteworthy: Mother/Daughter Spa Day vendor cancelled, and the golf cart maintenance was moved to June.

#### **ACTION ITEMS:**

---

# RIVERTOWN

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## *Field Operation Manager's Report*

*Date of report: 4/15/2020*

*Submitted by: Zach Davidson*

---

### **RiverHouse:**

- Lap pool coping repair was completed by Epic pools the week of 3/9.
- PH stenner pump on lap pool failed 3/1, pump was back up and running 3/2. Loaner stenner pump was used until repair.
- Rain chain on gutter was ripped out. New holes were drilled in gutter and chain was put back up.
- Pool deck drains on lap and family pool were vacuumed and cleaned out 3/6.
- Pool sure came out on 3/5 to re calibrate Chlorine probes, for chemical feeding system on both lap and family pool.
- All Brick bedding inside of pool area have been pressure washed.
- Cleaned all shower heads and replaced rusting chains on outdoor pool showers on 3/3.
- All missing or damaged outlet covers have been replaced out the outer premiere of the buildings.
- Parking lot lines were restriped week of 3/31.
- Safe Slide Completed repaint of exterior and wax and polish of RiverHouse slide was completed 3/18.
- Pressure/chemical washed all chairs, loungers and tables.

### **RiverClub:**

- Sterling fencing began repairs on loose hand railing and sagging gates on 3/5.
- Replaced leaking ball valve on main water supply in fill tank for pool on 2/25.
- KAD replaced 8 dock lights on 3/3, lights are in 100% working condition.
- Pool sure came out 3/5 to re calibrated chlorine probes, for chemical feeding system for the pool.
- Pool gutters clean out on infinity and zero entry side on 3/10.
- Parking lot lines were restriped week of 4/6.
- Pressure/ chemical washed all chairs, loungers and entire pool deck.

### **River Front Park:**

- Photocell for dock and restroom building lighting was replaced 2/26. Lights are in 100% working condition.
- Sink handle cartridge in women's bathroom was replaced 2/28, sink is in 100% working condition along with no leaks.
- Kayak easy launch sign was reattached on 3/30.

### **Common areas:**

- Repaired broken water line fitting on water fountain in main streets Play Park 3/4. Water fountain is in 100% working condition.
- US Mulch applied new top layer of playground rated mulch at the Groves, Enclaves and Adventure park week of 3/30.
- Solitude Lake management replacing relay switch and fixed wiring issues on fountain at Keystone corners and Longleaf.



**Projects:**

**Before**



**After**



Replaced non-working GFIs, replace protective covers and painted wooden post. At RiverHouse Park.

**Before**



**After**



Replace rusted out timer box and installed new photocell.

**In Progress:**

- Replacing briquette tray on both outside grills at RiverHouse.
- Scheduling Epic pool to replace 2 broken pool tiles.
- Pressure washing ADA pads.
- Repainting yellow fire lands on RiverTown Main.
- Pressure wash all street light fixtures in landings, RiverTown Main, lakes 1&2 and along Orange Branch trail.

**Landscape Report:****Completed:**

- Medjool Palms have been trimmed throughout the property.
- Plants assed around basketball court to prevent golf cart traffic.
- All oaks along OBT have been fertilized with a 14-14-14.
- Multiple limbs and debris has been removed from RiverFront Park.
- All Bermuda, Zoysia and St Augustine has been treated with a blanket application of herbicide and pre emerge.

**In-progress:**

- Mulch/ Pine straw is 70% completed and is expected to be completed by 4-15-20.
- Granular application of fertilizer is scheduled for 4-20-20 on all turf.
- Insecticide application for all turf is scheduled for 4-20-20.



6869 Phillips Parkway Drive S Jacksonville, FL 32256  
Fax: 904-807-9158 Phone: 904-997-0044

## Service Report

**Date :** March 31, 2020

**Field Tech:** Mike Liddell

**Client:** RiverTown

**Waterways:** Twenty-one ponds

**Pond A:** Treated alligator weed around edge.



**Pond B:** Treated torpedo grass around shoreline.



**Pond Report:**



**Pond C:** Applied algaecide.



**Pond D:** Treated parrot feather and small lily.



**Pond E:** Removed trash from water, no algae noticed.





**Pond G:** Treated narrow end of pond for growth.



**Pond H:** Treated thick algae (lyngbya). The Ph levels are high in this pond (could be from fertilizer) this feeds the algae the same as it does the lawn grass. This pond may benefit from an Alum treatment which will lower the nutrient level.



**Pond I:** Treated perimeter vegetation.



**Pond J:** Grasses are decaying.



**Pond K:** Treated torpedo grass around partial perimeter.



**Pond L:** Algae treatment was effective.



**Pond M:** No algae noticed, grasses are decaying.



**Pond Q:** Treated algae.

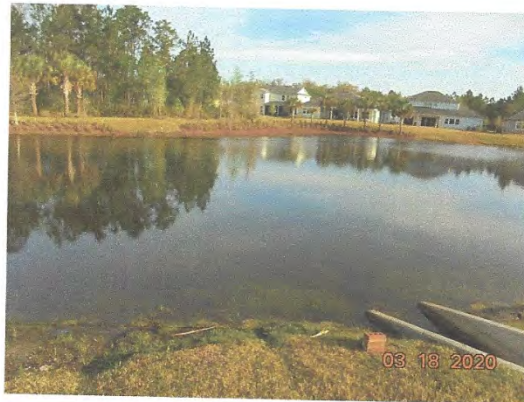


**Pond R:** Treated algae and torpedo grass.





**Pond V:** Treated algae around pond.



**Pond W: (Homestead)** Treated algae bloom and perimeter vegetation. Grass is very tall around perimeter of pond from lack of mowing and trimming.



**Pond X: (Homestead)** Applied algae treatment, grasses are decaying.



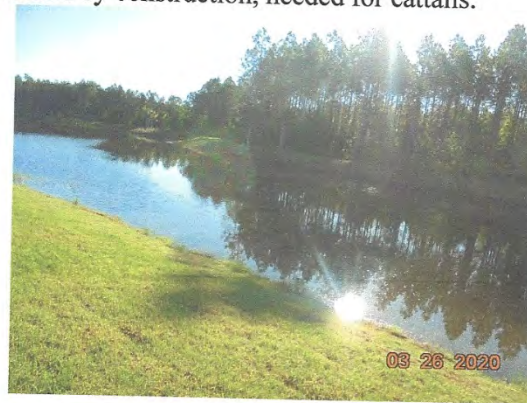
**Pond Y: (behind model homes)** Treatments have been effective for southern naiad and algae.



**Pond Z: (behind pond K)** Cattails are decaying in center of pond.



**Pond AA: (Homestead)** Applied algaecide by gator. Boat access is temporarily blocked by construction, needed for cattails.



**Pond BB: (Homestead)** Treated cattails and algae around pond, Will require follow up treatments to eliminate all growth.



Should you have any comments or questions feel free to contact me directly.  
[jdavidson@vestapropertyservices.com](mailto:jdavidson@vestapropertyservices.com)



## *ELEVENTH ORDER OF BUSINESS*

*A.*



# Rivers Edge II

## Community Development District

Unaudited Financial Reporting  
February 29, 2020



**Rivers Edge II**  
**Community Development District**  
**Combined Balance Sheet**  
February 29, 2020

|  | <b>General</b>   |
|--|------------------|
| <b><u>Assets:</u></b>                    |                  |
| Cash                                     | \$28,092         |
| Due From Developer                       | \$297,328        |
| Due from Mattamy-Bond Validation         | \$54,200         |
| Due from Rivers Edge CDD                 | \$46,228         |
| Assessment Receivable                    | ---              |
| Prepaid Expenses                         | \$3,000          |
| <b>Total Assets</b>                      | <b>\$428,849</b> |
| <b><u>Liabilities:</u></b>               |                  |
| Accounts Payable                         | \$192,420        |
| Accrued Expenses                         | ---              |
| Due to Vesta- Café                       | \$7,013          |
| <b><u>Fund Balances:</u></b>             |                  |
| Nonspendable                             | ---              |
| Restricted for Debt Service              | ---              |
| Unassigned                               | \$229,415        |
| <b>Total Liabilities and Fund Equity</b> | <b>\$428,849</b> |

**Rivers Edge II**  
**Community Development District**  
Statement of Revenues & Expenditures  
For The Period Ending February 29, 2020

| Description | AMENDED<br>BUDGET | PRORATED               | ACTUAL<br>THRU 2/29/20 | VARIANCE |
|-------------|-------------------|------------------------|------------------------|----------|
|             |                   | BUDGET<br>THRU 2/29/20 |                        |          |

**Revenues:**

|                         |             |           |           |         |
|-------------------------|-------------|-----------|-----------|---------|
| Developer Contributions | \$1,233,801 | \$644,297 | \$644,297 | \$0     |
| Café Revenues           | \$200,000   | \$61,135  | \$61,135  | \$0     |
| Special Events          | \$7,000     | \$2,917   | \$3,925   | \$1,008 |
| Miscellaneous Income    | \$0         | \$0       | \$280     | \$280   |

|                       |                    |                  |                  |                |
|-----------------------|--------------------|------------------|------------------|----------------|
| <b>Total Revenues</b> | <b>\$1,440,801</b> | <b>\$708,348</b> | <b>\$709,637</b> | <b>\$1,288</b> |
|-----------------------|--------------------|------------------|------------------|----------------|

**Expenditures**

**Administrative**

|                                |          |          |          |            |
|--------------------------------|----------|----------|----------|------------|
| Engineering                    | \$15,000 | \$6,250  | \$5,842  | \$408      |
| Arbitrage                      | \$600    | \$250    | \$0      | \$250      |
| Dissemination Agent            | \$3,500  | \$1,458  | \$1,458  | (\$0)      |
| Attorney                       | \$20,000 | \$8,333  | \$34,682 | (\$26,349) |
| Annual Audit                   | \$5,000  | \$2,083  | \$0      | \$2,083    |
| Trustee Fees                   | \$4,000  | \$1,667  | \$0      | \$1,667    |
| Management Fees                | \$30,000 | \$12,500 | \$12,500 | \$0        |
| Construction Accounting        | \$3,500  | \$1,458  | \$0      | \$1,458    |
| Information Technology         | \$1,200  | \$500    | \$500    | \$0        |
| Telephone                      | \$300    | \$125    | \$0      | \$125      |
| Postage                        | \$1,500  | \$625    | \$0      | \$625      |
| Printing & Binding             | \$1,000  | \$417    | \$634    | (\$217)    |
| Insurance                      | \$5,251  | \$5,251  | \$5,824  | (\$573)    |
| Legal Advertising              | \$4,000  | \$1,667  | \$1,782  | (\$116)    |
| Other Current Charges          | \$600    | \$250    | \$683    | (\$433)    |
| Office Supplies                | \$1,000  | \$417    | \$59     | \$358      |
| Dues, Licenses & Subscriptions | \$175    | \$175    | \$175    | \$0        |
| Website design/compliance      | \$4,500  | \$1,875  | \$1,875  | \$0        |

|                             |                  |                 |                 |                   |
|-----------------------------|------------------|-----------------|-----------------|-------------------|
| <b>Total Administrative</b> | <b>\$101,126</b> | <b>\$45,301</b> | <b>\$66,014</b> | <b>(\$20,713)</b> |
|-----------------------------|------------------|-----------------|-----------------|-------------------|

**Rivers Edge II**  
**Community Development District**  
Statement of Revenues & Expenditures  
For The Period Ending February 29, 2020

| Description                             | AMENDED<br>BUDGET  | PRORATED               | ACTUAL           | VARIANCE         |
|---|--------------------|------------------------|------------------|------------------|
|   |                    | BUDGET<br>THRU 2/29/20 | THRU 2/29/20     |                  |
| <u>Field Operations</u>                 |                    |                        |                  |                  |
| Cost Share Landscaping- Rivers Edge     | \$471,820          | \$196,592              | \$109,885        | \$86,707         |
| Cost Share Amenity- Rivers Edge         | \$13,847           | \$5,770                | \$9,416          | (\$3,646)        |
| General & Lifestyle Manager (Vesta)     | \$177,548          | \$73,978               | \$73,978         | \$0              |
| Field Operations Management (Vesta)     | \$31,673           | \$13,197               | \$13,197         | (\$0)            |
| Security Monitoring                     | \$5,000            | \$2,083                | \$0              | \$2,083          |
| Telephone                               | \$11,400           | \$4,750                | \$4,795          | (\$45)           |
| Insurance                               | \$46,590           | \$46,590               | \$45,703         | \$887            |
| Landscape Maintenance                   | \$156,295          | \$65,123               | \$23,699         | \$41,424         |
| General Facility & Common Grounds Maint | \$42,000           | \$17,500               | \$17,500         | \$0              |
| Pool Maintenance(Vesta)                 | \$18,225           | \$7,594                | \$7,594          | \$0              |
| Pool Maintenance(Poolsure)              | \$6,775            | \$2,823                | \$3,436          | (\$613)          |
| Pool Chemicals                          | \$10,000           | \$4,167                | \$0              | \$4,167          |
| Janitorial Services (Vesta)             | \$16,133           | \$6,722                | \$6,722          | \$0              |
| Window Cleaning                         | \$3,500            | \$1,458                | \$0              | \$1,458          |
| Natural Gas                             | \$1,200            | \$500                  | \$0              | \$500            |
| Electric                                | \$23,000           | \$9,583                | \$6,463          | \$3,120          |
| Sewer/Water/Irrigation                  | \$50,000           | \$20,833               | \$8,439          | \$12,394         |
| Repair and Replacements                 | \$5,000            | \$2,083                | \$4,282          | (\$2,198)        |
| Refuse                                  | \$5,340            | \$2,225                | \$3,623          | (\$1,398)        |
| Pest Control                            | \$1,140            | \$475                  | \$941            | (\$466)          |
| License/Permits                         | \$1,500            | \$625                  | \$0              | \$625            |
| Other Current                           | \$1,000            | \$417                  | \$300            | \$117            |
| Special Events                          | \$10,000           | \$4,167                | \$16,918         | (\$12,751)       |
| Holiday Decorations                     | \$11,000           | \$4,583                | \$0              | \$4,583          |
| Landscape Replacements                  | \$500              | \$208                  | \$0              | \$208            |
| Office Supplies/Postage                 | \$500              | \$208                  | \$105            | \$103            |
| Café Costs- labor/food/beverage/COGS    | \$218,690          | \$91,121               | \$77,804         | \$13,316         |
| Capital Expenditures                    | \$0                | \$0                    | \$14,900         | (\$14,900)       |
| <b>Total Field Operations</b>           | <b>\$1,339,675</b> | <b>\$585,375</b>       | <b>\$449,700</b> | <b>\$135,675</b> |
|   |                    |                        |                  |                  |
| <b>Total Expenditures</b>               | <b>\$1,440,801</b> | <b>\$630,676</b>       | <b>\$515,714</b> | <b>\$114,962</b> |
|   |                    |                        |                  |                  |
| <b>Excess Revenues/Expenses</b>         | <b>\$0</b>         |                        | <b>\$193,923</b> |                  |
|   |                    |                        |                  |                  |
| <b>Fund Balance - Beginning</b>         | <b>\$0</b>         |                        | <b>\$35,492</b>  |                  |
|   |                    |                        |                  |                  |
| <b>Fund Balance - Ending</b>            | <b>\$0</b>         |                        | <b>\$229,415</b> |                  |





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

| <b>Funding<br/>Request<br/>#</b> | <b>Date<br/>of<br/>Request</b> | <b>Wire<br/>Date<br/>Received<br/>Developer</b> | <b>Total<br/>Funding<br/>Request<br/>FY 19</b> | <b>Total<br/>Funding<br/>Request<br/>FY 20</b> | <b>Balance<br/>(Due From<br/>Developer)/<br/>Due To</b> |
|----------------------------------|--------------------------------|---|--|--|---|
| 13                               | 10/8/19                        | 10/30/19  | \$90,185.29                                    | \$126,512.20                                   | \$0.00  |
| 14                               | 11/12/19                       | 12/2/19   | \$205,904.40                                   | \$109,163.59                                   | \$0.00  |
| 15                               | 12/11/19                       | 1/15/20   | \$0.00   | \$111,293.05                                   | \$0.00  |
| 16                               | 2/11/20                        | 3/6/20  | \$0.00   | \$213,764.20                                   | \$213,764.20  |
| 17                               | 3/12/20                        |   | \$0.00   | \$83,563.86                                    | \$83,563.86   |
| <b>Due from Developer</b>        |                                |   | <b>\$296,089.69</b>                            | <b>\$644,296.90</b>                            | <b>\$297,328.06</b>                                     |

*B.*



# Rivers Edge II

## Community Development District

### Check Run Summary

March 30, 2020

| Fund         | Date    | Check No. | Amount        |
|--------------|---------|-----------|---------------|
| General Fund | 3/10/20 | 365-402   | \$ 185,838.69 |
| Total        |         |           | \$ 185,838.69 |

RED2 RIVERS EDGE II HSMITH

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE | ...EXPENSED TO...<br>INVOICE          | YRMO | DPT | ACCT#     | SUB   | SUBCLASS | VENDOR NAME                   | STATUS | AMOUNT    | ....CHECK....<br>AMOUNT | #      |
|---------------|-------|---------------------------|---------------------------------------|------|-----|-----------|-------|----------|-------------------------------|--------|-----------|-------------------------|--------|
| 3/10/20       | 00004 | 10/19/18                  | 103230<br>SEP GENERAL COUNSEL         | 2019 | 10  | 310-51300 | 31500 |          | HOPPING GREEN & SAMS          | *      | 1,989.40  | 1,989.40                | 000372 |
| 3/10/20       | 00004 | 11/20/18                  | 103847<br>NOV GENERAL COUNSEL         | 2019 | 10  | 310-51300 | 31500 |          | HOPPING GREEN & SAMS          | *      | 1,870.00  | 1,870.00                | 000373 |
| 3/10/20       | 00004 | 1/16/19                   | 104937<br>DEC BOND VALIDATION         | 2019 | 10  | 300-13100 | 10100 |          | HOPPING GREEN & SAMS          | *      | 1,345.50  | 1,345.50                | 000374 |
| 3/10/20       | 00004 | 12/16/19                  | 111737<br>NOV BOUNDRY AMENDMENT       | 2019 | 11  | 300-13100 | 10200 |          | HOPPING GREEN & SAMS          | *      | 7,230.87  | 7,230.87                | 000375 |
| 3/10/20       | 00004 | 12/16/19                  | 111750<br>NOV GENERAL COUNSEL         | 2019 | 11  | 310-51300 | 31500 |          | HOPPING GREEN & SAMS          | *      | 5,102.80  | 5,102.80                | 000376 |
| 3/10/20       | 00004 | 12/16/19                  | 111751<br>NOV BOND VALIDATION         | 2019 | 11  | 300-13100 | 10100 |          | HOPPING GREEN & SAMS          | *      | 14,817.97 | 14,817.97               | 000377 |
| 3/10/20       | 00004 | 1/15/20                   | 112203<br>DEC GENERAL COUNSEL         | 2019 | 12  | 310-51300 | 31500 |          | HOPPING GREEN & SAMS          | *      | 4,210.08  | 4,210.08                | 000378 |
| 3/10/20       | 00004 | 1/15/20                   | 112204<br>DEC BOND VALIDATION         | 2019 | 12  | 300-13100 | 10100 |          | HOPPING GREEN & SAMS          | *      | 176.56    | 176.56                  | 000379 |
| 3/10/20       | 00046 | 1/10/20                   | 4249<br>NEW CONTROLS FIRE PIT         | 2020 | 01  | 320-57200 | 60000 |          | KAD ELECTRIC COMPANY          | *      | 535.00    | 535.00                  | 000380 |
| 3/10/20       | 00091 | 1/15/20                   | 01152020<br>MAGIC PERFORMANCE 2/14/20 | 2020 | 01  | 300-15500 | 10000 |          | KG MAGIC ENTERTAINMENT        | *      | 250.00    | 250.00                  | 000381 |
| 3/10/20       | 00029 | 1/09/20                   | 221<br>PERFORMANCE 2/7/20             | 2020 | 01  | 300-15500 | 10000 |          | KRISTINA ARANILLA             | *      | 200.00    | 200.00                  | 000382 |
| 3/10/20       | 00092 | 9/12/19                   | 01976<br>CIRCUS DOG SHOW 2/22/20      | 2020 | 01  | 300-15500 | 10000 |          | MENESTRELLI ENTERTAINMENT LLC | *      | 450.00    | 450.00                  | 000383 |

RED2 RIVERS EDGE II HSMITH

|                 |  |   |  |     |  |                               |  |  |  |  |  |     |         |      |   |  |  |
|-----------------|--|---|--|-----|--|-------------------------------|--|--|--|--|--|-----|---------|------|---|--|--|
| AP300R          |  | YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER |  |     |  |                               |  |  |  |  |  | RUN | 4/07/20 | PAGE | 3 |  |  |
| *** CHECK DATES |  | 03/01/2020 - 03/31/2020                                       |  | *** |  | RIVERS EDGE II - GENERAL FUND |  |  |  |  |  |     |         |      |   |  |  |
|                 |  |   |  |     |  | BANK A RIVERS EDGE II CDD     |  |  |  |  |  |     |         |      |   |  |  |

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                | STATUS | AMOUNT   | .....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|----------------------------|--------|----------|-----------------------------|
| 3/10/20       | 00047 | 1/08/20 01082020                  | 202001 320-57200-43500                           | TERMIT BOND RENEWEL        | *      | 340.00   |                             |
|               |       |                                   |  | NADAR'S PEST RAIDERS       |        |          | 340.00 000384               |
| 3/10/20       | 00006 | 2/01/20 13129559                  | 202002 320-57200-46200                           | FEB POOL CHEMICALS         | *      | 695.25   |                             |
|               |       |                                   |  | POOLSURE                   |        |          | 695.25 000385               |
| 3/10/20       | 00007 | 12/06/19 64593                    | 201912 320-57200-49400                           | CHRISTMAS TREE             | *      | 7,570.00 |                             |
|               |       |                                   |  | PRI PRODUCTIONS            |        |          | 7,570.00 000386             |
| 3/10/20       | 00020 | 1/08/20 120012                    | 202002 320-57200-49400                           | EVENT 2/22/20              | *      | 498.00   |                             |
|               |       |                                   |  | PROGRESSIVE ENTERTAINMENT  |        |          | 498.00 000387               |
| 3/10/20       | 00008 | 12/11/19 43148                    | 201911 310-51300-31100                           | NOV PROFESSIONAL SERVICES  | *      | 2,722.63 |                             |
|               |       |                                   |  | PROSSER                    |        |          | 2,722.63 000388             |
| 3/10/20       | 00008 | 1/16/20 43251                     | 201912 310-51300-31100                           | DEC PROFESSIONAL SERVICES  | *      | 620.55   |                             |
|               |       |                                   |  | PROSSER                    |        |          | 620.55 000389               |
| 3/10/20       | 00097 | 1/09/20 01092020                  | 202002 300-15500-10000                           | HYPNOSIS SHOW              | *      | 500.00   |                             |
|               |       |                                   |  | RICH ALEXANDER             |        |          | 500.00 000390               |
| 3/10/20       | 00098 | 2/05/20 02052020                  | 202002 300-15500-10000                           | SANTA EVENT 12/5/20        | *      | 600.00   |                             |
|               |       |                                   |  | SANTA KEVIN                |        |          | 600.00 000391               |
| 3/10/20       | 00028 | 12/11/19 I0324007                 | 201912 310-51300-48000                           | NOTICE MEETING 12/18/19    | *      | 80.78    |                             |
|               |       |                                   |  | THE ST.AUGUSTINE RECORD    |        |          | 80.78 000392                |
| 3/10/20       | 00028 | 2/10/20 I0325806                  | 202002 310-51300-48000                           | NOTICE OF MEETING 2/19/20  | *      | 80.78    |                             |
|               |       |                                   |  | THE ST.AUGUSTINE RECORD    |        |          | 80.78 000393                |
| 3/10/20       | 00011 | 1/08/20 6346446                   | 202001 320-57200-43500                           | JAN PEST CONTROL           | *      | 95.00    |                             |
|               |       |                                   |  | TURNER PEST CONTROL        |        |          | 95.00 000394                |
| 3/10/20       | 00078 | 1/17/20 26395                     | 202001 320-57200-60000                           | INSTALL NEW AUTO FILL      | *      | 1,145.00 |                             |
|               |       |                                   |  | VAK PAK INC. MANUFACTURING |        |          | 1,145.00 000395             |

RED2 RIVERS EDGE II HSMITH

|   |   |  |  |  |  |  |  |  |  |  |     |         |      |   |
|---|---|--|--|--|--|--|--|--|--|--|-----|---------|------|---|
| AP300R                                      | YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER |  |  |  |  |  |  |  |  |  | RUN | 4/07/20 | PAGE | 4 |
| *** CHECK DATES 03/01/2020 - 03/31/2020 *** |   |  |  |  |  |  |  |  |  |  |     |         |      |   |
| RIVERS EDGE II - GENERAL FUND               |   |  |  |  |  |  |  |  |  |  |     |         |      |   |
| BANK A RIVERS EDGE II CDD                   |   |  |  |  |  |  |  |  |  |  |     |         |      |   |

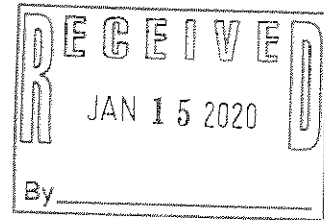
| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                  | STATUS | AMOUNT    | .....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|------------------------------|--------|-----------|-----------------------------|
| 3/10/20       | 00051 | 1/02/20 2017B                     | 202001 320-57200-46100                           | JAN LANDSCAPE MAINTENANCE    | *      | 45,978.51 |                             |
|               |       |                                   |  | VERDEGO LLC                  |        |           | 45,978.51 000396            |
| 3/10/20       | 00051 | 12/31/19 1955                     | 201912 320-57200-46100                           | MULCH AT PLAY PARK           | *      | 2,920.00  |                             |
|               |       |                                   |  | VERDEGO LLC                  |        |           | 2,920.00 000397             |
| 3/10/20       | 00051 | 2/01/20 2230B                     | 202002 320-57200-46100                           | FEB LANDSCAPE MAINTENANCE    | *      | 45,978.51 |                             |
|               |       |                                   |  | VERDEGO LLC                  |        |           | 45,978.51 000398            |
| 3/10/20       | 00010 | 11/30/19 363884                   | 201911 320-57200-49400                           | PUTTY HANG VETERAN PHOTOS    | *      | 3.62      |                             |
|               |       | 11/30/19 363884                   | 201911 320-57200-49400                           | HALLOWEEN CANDY              | *      | 5.32      |                             |
|               |       | 11/30/19 363884                   | 201911 320-57200-49400                           | DECORATIONS FOR PARTY        | *      | 20.56     |                             |
|               |       | 11/30/19 363884                   | 201911 320-57200-49400                           | MOVIES FOR NOV & DEC         | *      | 27.46     |                             |
|               |       | 11/30/19 363884                   | 201911 320-57200-51000                           | EBLAST                       | *      | 35.00     |                             |
|               |       | 11/30/19 363884                   | 201911 320-57200-51000                           | EBLAST                       | *      | 35.00     |                             |
|               |       | 11/30/19 363884                   | 201911 320-57200-49400                           | ITEMS FOR CHRISTMAS EVENT    | *      | 35.68     |                             |
|               |       | 11/30/19 363884                   | 201911 320-57200-49400                           | GIFT CARDS FOR TRIVIA        | *      | 64.85     |                             |
|               |       | 11/30/19 363884                   | 201911 320-57200-60000                           | GAS VALVE FIRE PIT           | *      | 562.00    |                             |
|               |       | 11/30/19 363884                   | 201911 320-57200-60000                           | STANDARD CAPACITY FIRE PT    | *      | 1,112.00  |                             |
|               |       |                                   |  | VESTA PROPERTY SERVICES, INC |        |           | 1,901.49 000399             |
| 3/10/20       | 00010 | 11/30/19 364037                   | 201911 320-57200-53000                           | NOV CAFE RECONCILIATION      | *      | 3,587.81  |                             |
|               |       |                                   |  | VESTA PROPERTY SERVICES, INC |        |           | 3,587.81 000400             |
| 3/10/20       | 00010 | 12/31/19 365050                   | 201912 320-57200-53000                           | SUGAR/CREAMER FOR CAFE       | *      | 35.38     |                             |
|               |       | 12/31/19 365050                   | 201912 320-57200-49400                           | ITEMS FOR LADIES LUNCH       | *      | 36.01     |                             |
|               |       | 12/31/19 365050                   | 201912 320-57200-60000                           | RETURN LABEL FOR FP PARTS    | *      | 60.88     |                             |
|               |       | 12/31/19 365050                   | 201912 320-57200-60000                           | FIRE PIT PARTS SENT BACK     | *      | 86.35     |                             |
|               |       |                                   |  | VESTA PROPERTY SERVICES, INC |        |           | 218.62 000401               |

RED2 RIVERS EDGE II HSMITH

| CHECK<br>DATE                            | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS    | VENDOR NAME | STATUS | AMOUNT     | ....CHECK.....<br>AMOUNT # |
|--|-------|-----------------------------------|---|-------------|--------|------------|----------------------------|
| 3/10/20                                  | 00010 | 2/01/20 365243                    | 202002 320-57200-34300<br>FEB FIELD OPS MANAGER     |             | *      | 2,639.38   |                            |
|  |       | 2/01/20 365243                    | 202002 320-57200-34000<br>FEB GEN/LIFESTYLE MANAGER |             | *      | 5,428.96   |                            |
|  |       | 2/01/20 365243                    | 202002 320-57200-34100<br>FEB GUEST SERVICES        |             | *      | 9,366.67   |                            |
|  |       | 2/01/20 365243                    | 202002 320-57200-34200<br>FEB COMMUNITY MAINT STAFF |             | *      | 3,500.00   |                            |
|  |       | 2/01/20 365243                    | 202002 320-57200-46200<br>FEB POOL MAINTENANCE      |             | *      | 1,518.75   |                            |
|  |       | 2/01/20 365243                    | 202002 320-57200-51200<br>FEB JANITORIAL MAINT      |             | *      | 1,344.37   |                            |
| ----- VESTA PROPERTY SERVICES, INC ----- |       |                                   |   |             |        | 23,798.13  | 000402                     |
| -----                                    |       |                                   |   |             |        |            |                            |
| TOTAL FOR BANK A                         |       |                                   |   |             |        | 185,838.69 |                            |
| TOTAL FOR REGISTER                       |       |                                   |   |             |        | 185,838.69 |                            |

RED2 RIVERS EDGE II HSMITH



1-32-572-494  
93

**Prepared for:** Marcy Pollicino  
Rivers Edge Community Development District

**Event Time & Place:** April 4, 2020 - Saturday  
2:00 PM to 4:00 PM  
Customer's Location

**Agreement of Services:** View Agreement *Accepted January 16, 2020*

**Payment Information:**

Event balance: \$250.00 *(including amount due)*  
\$50.00 due February 1, 2020

Make check payable to: Art-Z-Faces or Whitney Myers



PayPal Amount  
\$ 50.00

**Contact Us:**

[Event Feedback](#) | [Book Another Event](#)

**Contact Information:**

Mailing address: Art-Z-Faces  
1760 Shadowood Lane Suite 402  
Jacksonville, FL 32207  
United States

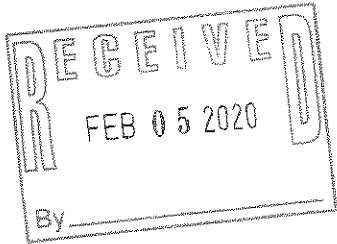
Phone: (904) 607-1197

Webpage: <http://www.Art-Z-Faces.com>

Email: [artzfacesjax@gmail.com](mailto:artzfacesjax@gmail.com)

[Contact Art-Z-Faces](#)   [Art-Z-Faces Home](#)





**Prepared for:**

Marcy Pollicino  
Rivers Edge Community Development District

**Event Time & Place:**

March 16, 2020 - Monday  
10:30 AM to 11:30 AM  
Customer's Location

**Agreement of Services:**

View Agreement    *Accepted February 5, 2020*

**Payment Information:**

Action Required - Payment Due

Event balance:

\$200.00 *(including amount due)*  
\$50.00 due now

Make check payable to:

Art-Z-Faces or Whitney Myers



PayPal Amount

**Contact Us:**

[Event Feedback](#) | [Book Another Event](#)

**Contact Information:**

Mailing address: Art-Z-Faces  
1760 Shadowood Lane Suite 402  
Jacksonville, FL 32207  
United States

Phone: (904) 607-1197

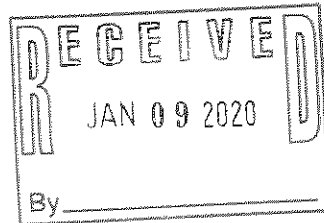
Webpage: <http://www.Art-Z-Faces.com>

Email: [artzfacesjax@gmail.com](mailto:artzfacesjax@gmail.com)

[Contact Art-Z-Faces](#)   [Art-Z-Faces Home](#)



# INVOICE



1-32-572-414

Date: 1/9/20  
INVOICE # 129

**Payable to:**

Blue Lotus World Dance Co. LLC  
116 Catherine Towers Lane  
St. Augustine Florida 32092  
904-540-2313  
Ravenstar6@hotmail.com

To: Activities Director

|                 |           |  |               |
|-----------------|-----------|--|---------------|
| Marcy Pollicino | RiverClub | 160 River Glade Run<br>St. Johns Fl. 32259 | #904-679-5523 |
|-----------------|-----------|--|---------------|

Date of Service: March 6<sup>th</sup> 2020 6:00pm-8:00pm

Description of Service: 2-3 Performers as crowd entertainment. Mardi Gras theme.

Amount Due at day of service: \$150.00

Thank you for your business.

We enjoy making your events even more memorable.

**Blue Muse Jazz**

11999 Wynnfield Lakes Circle  
Jacksonville, FL 32246  
904-234-6554  
bluemusejazz@gmail.com



# INVOICE

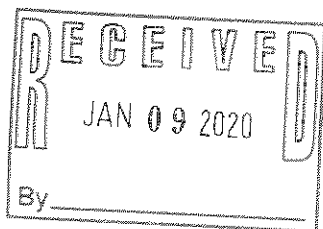
**BILL TO**

Rivertown  
160 RiverGlade Run  
St Johns, FL 32259  
United States

**INVOICE # 1024****DATE 11/15/2019****DUE DATE 03/05/2020**

1-32-572-494  
95

| ACTIVITY                                | QTY | RATE   | AMOUNT |
|---|-----|--------|--------|
| <b>Event Balance</b>                    | 1   | 400.00 | 400.00 |
| Trio Performance - March 6, 2020, 6-8pm |     |        |        |

**BALANCE DUE****\$400.00**

# DON'T CALL ME SHIRLEY

JACKSONVILLE, FL

7/9/2019

Jerry Allen  
Don't Call Me Shirley  
Jacksonville, fl

Marcy Pollicino  
Vesta Property Services

1-32-572-494

## Invoice for services

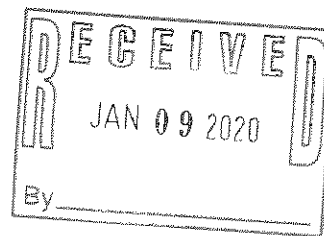
Don't Call Me Shirley will be performing for 2 hours on 3/27/20 from 7-9pm for Rivertown community at their amphitheater on property. The amount of \$600 is to be paid at time of performance.

Thank you,

Jerry Allen

*Jerry Allen*

Don't Call Me Shirley

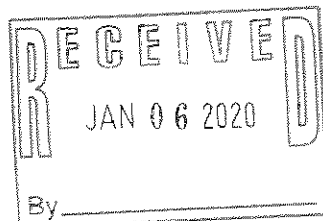


**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Bill To:**

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

**Invoice #:** 21**Invoice Date:** 1/1/20**Due Date:** 1/1/20**Case:****P.O. Number:**

| Description  | Hours/Qty | Rate     | Amount   |
|--|-----------|----------|----------|
| Management Fees - January 2020 1-31-513-34               |           | 2,500.00 | 2,500.00 |
| Website Administration - January 2020 1-31-513-351       |           | 375.00   | 375.00   |
| Information Technology - January 2020 1-31-513-351       |           | 100.00   | 100.00   |
| Dissemination Agent Services - January 2020 1-31-513-324 |           | 291.67   | 291.67   |
| Office Supplies 1-31-513-51                              |           | 12.95    | 12.95    |
| Copies 1-31-513-425 2                                    |           | 81.90    | 81.90    |

|              |                   |
|--------------|-------------------|
| <b>Total</b> | <b>\$3,361.52</b> |
|--------------|-------------------|

|                         |               |
|-------------------------|---------------|
| <b>Payments/Credits</b> | <b>\$0.00</b> |
|-------------------------|---------------|

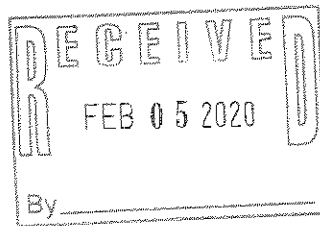
|                    |                   |
|--------------------|-------------------|
| <b>Balance Due</b> | <b>\$3,361.52</b> |
|--------------------|-------------------|

**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 #: 22

Invoice Date: 2/1/20

Due Date: 2/1/20

Case:

P.O. Number:

| Description   | Hours/Qty | Rate     | Amount   |
|---|-----------|----------|----------|
| Management Fees - February 2020 1-32-572-34               |           | 2,500.00 | 2,500.00 |
| Website Administration - February 2020 1-32-572-351       |           | 375.00   | 375.00   |
| Information Technology - February 2020 1-32-572-351       |           | 100.00   | 100.00   |
| Dissemination Agent Services - February 2020 1-32-572-324 |           | 291.67   | 291.67   |
| Office Supplies 1-32-572-51                               |           | 0.36     | 0.36     |
| Copies 1-32-572-425 2                                     |           | 0.90     | 0.90     |

|       |            |
|-------|------------|
| Total | \$3,267.93 |
|-------|------------|

|                  |        |
|------------------|--------|
| Payments/Credits | \$0.00 |
|------------------|--------|

|             |            |
|-------------|------------|
| Balance Due | \$3,267.93 |
|-------------|------------|

# Hopping Green & Sams

Attorneys and Counselors

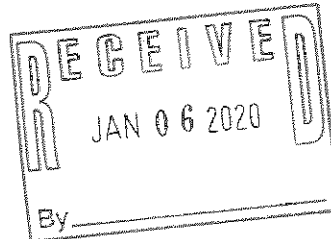
119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

October 19, 2018

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

Bill Number 103230  
Billed through 09/30/2018



1,315.53  
4

**General Counsel**  
**RE2CDD 00001 JLK**

## **FOR PROFESSIONAL SERVICES RENDERED**

|          |     |  |          |
|----------|-----|--|----------|
| 07/31/18 | SRS | Conduct research for implementing Americans with Disabilities Act compliance measures regarding special district website.  | 0.20 hrs |
| 09/04/18 | AHJ | Finalize notices of budget hearings and hearing on uniform method of collection; transmit same to Hogge.   | 0.30 hrs |
| 09/05/18 | JLK | Review draft agenda; provide edits to same; edit meeting minutes; prepare various resolutions for agenda package.  | 0.80 hrs |
| 09/10/18 | JLK | Review agenda package and prepare for board meeting.   | 0.80 hrs |
| 09/12/18 | JLK | Finalize meeting preparations and travel to and from and attend board meeting.   | 3.60 hrs |
| 09/19/18 | JLK | Conference call regarding validation report, resolutions and necessary items for same.   | 0.30 hrs |
| 09/20/18 | JLK | Confer regarding VGlobal Tech proposal and begin master agreement for same.  | 0.60 hrs |
| 09/21/18 | JLK | Confer with VGlobal Tech regarding proposal.   | 0.20 hrs |
| 09/26/18 | JLK | Confer with engineer regarding engineers report status.  | 0.20 hrs |
| 09/28/18 | JLK | Continue review and negotiation of master services agreement for ADA compliance on websites, documents and transmittals; confer with various district managers regarding processes for ADA compliance; confer regarding SOW for recreational software for ADA compliance; confer regarding insurance coverage with district's insurer. | 0.10 hrs |

Total fees for this matter \$1,915.00

## **DISBURSEMENTS**

|                |       |
|----------------|-------|
| Travel         | 69.87 |
| Travel - Meals | 4.53  |

Total disbursements for this matter \$74.40

## **MATTER SUMMARY**



|                               |          |         |            |
|-------------------------------|----------|---------|------------|
| Jaskolski, Amy H. - Paralegal | 0.30 hrs | 170 /hr | \$51.00    |
| Kilinski, Jennifer L.         | 6.60 hrs | 275 /hr | \$1,815.00 |
| Sandy, Sarah R.               | 0.20 hrs | 245 /hr | \$49.00    |

|                     |            |
|---------------------|------------|
| TOTAL FEES          | \$1,915.00 |
| TOTAL DISBURSEMENTS | \$74.40    |

|                                      |                   |
|--------------------------------------|-------------------|
| <b>TOTAL CHARGES FOR THIS MATTER</b> | <b>\$1,989.40</b> |
|--------------------------------------|-------------------|

**BILLING SUMMARY**

|                               |          |         |            |
|-------------------------------|----------|---------|------------|
| Jaskolski, Amy H. - Paralegal | 0.30 hrs | 170 /hr | \$51.00    |
| Kilinski, Jennifer L.         | 6.60 hrs | 275 /hr | \$1,815.00 |
| Sandy, Sarah R.               | 0.20 hrs | 245 /hr | \$49.00    |

|                     |            |
|---------------------|------------|
| TOTAL FEES          | \$1,915.00 |
| TOTAL DISBURSEMENTS | \$74.40    |

|                                    |                   |
|------------------------------------|-------------------|
| <b>TOTAL CHARGES FOR THIS BILL</b> | <b>\$1,989.40</b> |
|------------------------------------|-------------------|

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

# Hopping Green & Sams

Attorneys and Counselors

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

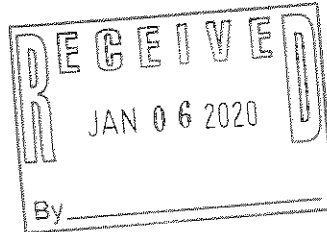
===== STATEMENT =====

November 20, 2018

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

Bill Number 103847  
Billed through 10/31/2018

**General Counsel**  
**RE2CDD 00001 JLK**



1-31-513-315  
4

**FOR PROFESSIONAL SERVICES RENDERED**

|                            |     |   |            |
|----------------------------|-----|---|------------|
| 10/01/18                   | JLK | Begin review of master and supplemental engineers report; confer regarding construction structures.   | 1.30 hrs   |
| 10/03/18                   | JLK | Confer with staff regarding rules, rates and charges and feedback on same.  | 0.30 hrs   |
| 10/13/18                   | JLK | Draft uniform method resolution.  | 0.20 hrs   |
| 10/15/18                   | JLK | Draft budget resolution and funding agreement and transmit same; confer with district manager regarding cost share status; confer regarding rates.  | 1.10 hrs   |
| 10/16/18                   | JLK | Update/edit and disseminate appropriation resolution and funding agreement; transmit interlocal back up; update uniform method resolution; confer regarding interlocal agreement and funding mechanisms for same. | 1.00 hrs   |
| 10/17/18                   | JLK | Prepare for board meeting and attend meeting.   | 1.10 hrs   |
| 10/26/18                   | JLK | Review multiple engineers report and historical district information for ER and transmit same.  | 1.30 hrs   |
| 10/29/18                   | JLK | Research related to campaign questions.   | 0.50 hrs   |
| Total fees for this matter |     |   | \$1,870.00 |

**MATTER SUMMARY**

|                                      |          |         |                   |
|--------------------------------------|----------|---------|-------------------|
| Kilinski, Jennifer L.                | 6.80 hrs | 275 /hr | \$1,870.00        |
| TOTAL FEES                           |          |         | \$1,870.00        |
| <b>TOTAL CHARGES FOR THIS MATTER</b> |          |         | <b>\$1,870.00</b> |

**BILLING SUMMARY**

|                       |          |         |            |
|-----------------------|----------|---------|------------|
| Kilinski, Jennifer L. | 6.80 hrs | 275 /hr | \$1,870.00 |
|-----------------------|----------|---------|------------|

=====

\$1,870.00

**TOTAL CHARGES FOR THIS BILL**-----  
**\$1,870.00****Please include the bill number on your check.**

# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

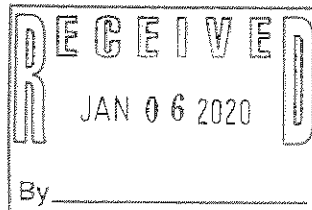
January 16, 2019

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

Bill Number 104937  
Billed through 12/31/2018

**Bond Validation**

RE2CDD 00102 JLK



1-300-131-101  
4

**FOR PROFESSIONAL SERVICES RENDERED**

|                            |     |  |            |
|----------------------------|-----|--|------------|
| 12/11/18                   | JLK | Begin review of master engineers report; begin review of supplemental engineer report.   | 1.40 hrs   |
| 12/11/18                   | LMF | Prepare resolution declaring special assessments and setting hearing date.   | 1.20 hrs   |
| 12/12/18                   | JLK | Review master and supplemental engineer's report and provide comments to same; review bond resolution; confer with methodology consultant on methodology; update assessment notice resolution. | 1.70 hrs   |
| 12/13/18                   | LMF | Prepare mailed notice and public notice for assessment hearing.  | 1.70 hrs   |
| Total fees for this matter |     |  | \$1,345.50 |

**MATTER SUMMARY**

|                             |          |         |          |
|-----------------------------|----------|---------|----------|
| Kilinski, Jennifer L.       | 3.10 hrs | 275 /hr | \$852.50 |
| Fiore, Lydia M. - Paralegal | 2.90 hrs | 170 /hr | \$493.00 |

TOTAL FEES \$1,345.50

**TOTAL CHARGES FOR THIS MATTER \$1,345.50**

**BILLING SUMMARY**

|                             |          |         |          |
|-----------------------------|----------|---------|----------|
| Kilinski, Jennifer L.       | 3.10 hrs | 275 /hr | \$852.50 |
| Fiore, Lydia M. - Paralegal | 2.90 hrs | 170 /hr | \$493.00 |

TOTAL FEES \$1,345.50

**TOTAL CHARGES FOR THIS BILL \$1,345.50**

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

# Hopping Green & Sams

Attorneys and Counselors

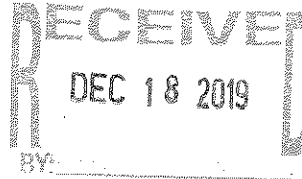
119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

## STATEMENT

December 16, 2019

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

Bill Number 111737  
Billed through 11/30/2019



1-300-131-101  
4

### Boundary Amendment

RE2CDD 00105 JLK

### FOR PROFESSIONAL SERVICES RENDERED

|          |     |   |           |
|----------|-----|---|-----------|
| 11/01/19 | LMG | Review staff report regarding boundary amendment petition; confer with district staff regarding same; revise hearing outline; review petition and hearing binders.  | 1.30 hrs  |
| 11/04/19 | JLK | Make final preparations for boundary amendment hearing; confer regarding hearing notice and review notebooks for same.  | 1.20 hrs  |
| 11/04/19 | LMG | Analyze boundary amendment hearing procedures; confer with county staff regarding boundary amendment ordinance; finalize and transmit proposed final judgment and prehearing memorandum of law; travel to boundary amendment hearing. | 3.80 hrs  |
| 11/04/19 | LMC | Confirm court reporter; add court reporter information to hearing binders.  | 0.40 hrs  |
| 11/05/19 | JLK | Travel to and from and attend boundary amendment hearing at SJC.  | 13.80 hrs |
| 11/06/19 | JLK | Prepare notice of boundary amendment and supplement to petition for validation proceedings.   | 0.40 hrs  |
| 11/07/19 | JLK | Review SJC ordinance; review notice of amendment and confer regarding recording; transmit recorded instrument to interested parties.  | 0.60 hrs  |
| 11/07/19 | LMG | Review final boundary amendment ordinance.  | 0.20 hrs  |
| 11/07/19 | LMC | Process invoice for court reporter; save boundary amendment ordinance; update notice of boundary amendment.   | 0.70 hrs  |
| 11/08/19 | LMG | Review and revise notice of boundary amendment.   | 0.20 hrs  |
| 11/08/19 | LMC | Finalize notice of boundary amendment; coordinate execution and notarizing; order certified copy of boundary amendment ordinance from Secretary of State's office; confer with Gentry regarding effective date of same.               | 1.00 hrs  |
| 11/12/19 | LMC | Coordinate pickup of certified copy of boundary amendment ordinance; coordinate recording notice of boundary amendment.   | 1.30 hrs  |

Total fees for this matter

\$6,325.50

**DISBURSEMENTS**

|                                     |          |
|-------------------------------------|----------|
| Document Reproduction               | 1.25     |
| Travel                              | 225.52   |
| Travel - Meals                      | 30.65    |
| Certified Copies                    | 11.45    |
| Court Reporter Fee                  | 500.00   |
| Recording Fees                      | 136.50   |
| Total disbursements for this matter | \$905.37 |

**MATTER SUMMARY**

|                                |           |         |                   |
|--------------------------------|-----------|---------|-------------------|
| Kilinski, Jennifer L.          | 16.00 hrs | 275 /hr | \$4,400.00        |
| Clavenna, Lydia M. - Paralegal | 3.40 hrs  | 170 /hr | \$578.00          |
| Gentry, Lauren M.              | 5.50 hrs  | 245 /hr | \$1,347.50        |
| TOTAL FEES                     |           |         | \$6,325.50        |
| TOTAL DISBURSEMENTS            |           |         | \$905.37          |
| TOTAL CHARGES FOR THIS MATTER  |           |         | <b>\$7,230.87</b> |

**BILLING SUMMARY**

|                                |           |         |                   |
|--------------------------------|-----------|---------|-------------------|
| Kilinski, Jennifer L.          | 16.00 hrs | 275 /hr | \$4,400.00        |
| Clavenna, Lydia M. - Paralegal | 3.40 hrs  | 170 /hr | \$578.00          |
| Gentry, Lauren M.              | 5.50 hrs  | 245 /hr | \$1,347.50        |
| TOTAL FEES                     |           |         | \$6,325.50        |
| TOTAL DISBURSEMENTS            |           |         | \$905.37          |
| TOTAL CHARGES FOR THIS BILL    |           |         | <b>\$7,230.87</b> |

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

# Hopping Green & Sams

Attorneys and Counselors

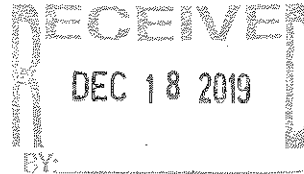
119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

## STATEMENT

December 16, 2019

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

Bill Number 111750  
Billed through 11/30/2019



1-31-513-315  
4

**General Counsel**  
**RE2CDD 00001 JLK**

### FOR PROFESSIONAL SERVICES RENDERED

|          |     |   |          |
|----------|-----|---|----------|
| 11/05/19 | JLK | Review notices for rates and rules of procedure.  | 0.20 hrs |
| 11/05/19 | LMC | Prepare notice of rulemaking and notice of rule development.  | 0.90 hrs |
| 11/06/19 | LMG | Confer with district engineer regarding landscape maintenance responsibilities.   | 0.70 hrs |
| 11/07/19 | LMG | Review and revise notices of rulemaking and rule development.   | 0.50 hrs |
| 11/07/19 | LMC | Prepare resolution adopting rules, rates and suspension policies.   | 0.90 hrs |
| 11/08/19 | LMC | Revise draft acquisition agreement; review engineer's report and assessment methodology report for same.  | 0.60 hrs |
| 11/08/19 | LMC | Revise resolution adopting rates.   | 0.50 hrs |
| 11/11/19 | JLK | Review updated rate matrices, rules and amenity policies and transmit same; update notices.   | 0.50 hrs |
| 11/12/19 | JLK | Update/edit 170.08 resolution and transmit the same; review amenity options for cards/games.  | 0.80 hrs |
| 11/12/19 | LMG | Revise rulemaking and rule development notices; confer with staff regarding same.   | 0.20 hrs |
| 11/13/19 | JLK | Review 170.03 resolution, notice of master lien comments and renewal of contract for amenity management updates; confer regarding allowance of alcohol for resident meet and greets.  | 1.20 hrs |
| 11/13/19 | JLK | Confer with staff on renewal provisions of amenity center agreement; confer regarding allowance of alcohol for resident meet and greets.  | 0.60 hrs |
| 11/14/19 | JLK | Review agenda package; review/update/edit alcohol matrix with BYOB policies and feedback; conference call with FIA on same; update/edit and review updated amenity facility policies, reservation forms and adopted rules and rates and redline same; review updated rules of procedure and redline same; conference call with staff to determine insurance and staffing impacts to change in policy. | 1.60 hrs |

|          |     |   |          |
|----------|-----|---|----------|
| 11/15/19 | JLK | Review TA and confer with DM on same; review GM report and confer with staff on same.   | 0.50 hrs |
| 11/15/19 | LMG | Research status regarding 170.08 procedures, validation procedures and landscaping procedures; review recorded interlocal agreement.  | 0.40 hrs |
| 11/19/19 | JLK | Review agenda package and assessment hearing outline; prepare for board meeting.  | 1.00 hrs |
| 11/19/19 | LMG | Analyze master assessment lien, landscape proposal, and budget amendment; prepare cost-share request form.  | 1.10 hrs |
| 11/20/19 | JLK | Travel to and from and attend board meeting; review Vesta's staffing and amenity policy matrix; confer with DM and Vesta on same; review color run request; confer regarding license agreement and ownership. | 4.10 hrs |
| 11/22/19 | JLK | Review multiple agreements, correspondence and county feedback on updated TEA agreement and amendment; confer with county attorney on same.   | 1.20 hrs |
| 11/29/19 | MCE | Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.   | 1.20 hrs |

Total fees for this matter \$4,823.00

#### **DISBURSEMENTS**

|                                     |          |
|-------------------------------------|----------|
| Travel                              | 141.90   |
| Travel - Meals                      | 7.81     |
| Recording Fees                      | 91.50    |
| Total disbursements for this matter | \$241.21 |

#### **MATTER SUMMARY**

|                                |           |         |            |
|--------------------------------|-----------|---------|------------|
| Kilinski, Jennifer L.          | 11.70 hrs | 275 /hr | \$3,217.50 |
| Clavenna, Lydia M. - Paralegal | 2.90 hrs  | 170 /hr | \$493.00   |
| Gentry, Lauren M.              | 2.90 hrs  | 245 /hr | \$710.50   |
| Eckert, Michael C.             | 1.20 hrs  | 335 /hr | \$402.00   |

|                                     |            |
|-------------------------------------|------------|
| TOTAL FEES                          | \$4,823.00 |
| TOTAL DISBURSEMENTS                 | \$241.21   |
| INTEREST CHARGE ON PAST DUE BALANCE | \$38.59    |

**TOTAL CHARGES FOR THIS MATTER \$5,102.80**

#### **BILLING SUMMARY**

|                                |           |         |            |
|--------------------------------|-----------|---------|------------|
| Kilinski, Jennifer L.          | 11.70 hrs | 275 /hr | \$3,217.50 |
| Clavenna, Lydia M. - Paralegal | 2.90 hrs  | 170 /hr | \$493.00   |
| Gentry, Lauren M.              | 2.90 hrs  | 245 /hr | \$710.50   |
| Eckert, Michael C.             | 1.20 hrs  | 335 /hr | \$402.00   |

TOTAL FEES \$4,823.00



|                                     |                   |
|-------------------------------------|-------------------|
| TOTAL DISBURSEMENTS                 | \$241.21          |
| INTEREST CHARGE ON PAST DUE BALANCE | \$38.59           |
| <b>TOTAL CHARGES FOR THIS BILL</b>  | <b>\$5,102.80</b> |

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

# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

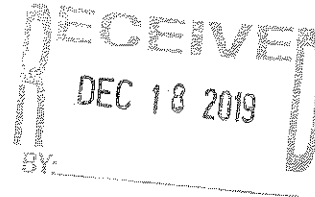
December 16, 2019

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

Bill Number 111751  
Billed through 11/30/2019

### Bond Validation

RE2CDD 00102 JLK



1-31-513-315  
4

### FOR PROFESSIONAL SERVICES RENDERED

|          |     |  |          |
|----------|-----|--|----------|
| 11/01/19 | JLK | Review updated prehearing memorandum of law; review updated hearing outline; confer with Gentry on testimony and form thereof; review updated final judgment.  | 2.20 hrs |
| 11/01/19 | LMG | Review joint stipulation; review and revise prehearing memorandum of law and proposed final judgment; transmit same.   | 1.40 hrs |
| 11/04/19 | JLK | Review final judgment, prehearing memorandum of law and judicial submittal package; review submittal letter and transmit same; confer with ASA on outstanding questions.   | 1.50 hrs |
| 11/04/19 | LMG | Analyze validation hearing procedures; confer with state attorney's office regarding joint stipulation and answer; review and revise letter to judge regarding prehearing memorandum of law, joint stipulation and final judgment; review and revise notice of boundary amendment.   | 1.30 hrs |
| 11/04/19 | LMC | Print affidavit of publication for bond validation; update joint stipulation; confer with Gentry regarding same.   | 0.50 hrs |
| 11/05/19 | JLK | Review judge letter and additional correspondence with ASA and approve same.   | 0.40 hrs |
| 11/05/19 | LMC | Update bond validation documents; transmit draft final judgment to Assistant State Attorney; file prehearing memorandum of law; transmit documents to Judge Smith's office via overnight mail; transmit copy of cover letter for same to Assistant State Attorney.   | 1.30 hrs |
| 11/06/19 | LMG | Research validation procedures; prepare sample validation testimony for district manager, district engineer and chairman.  | 2.00 hrs |
| 11/06/19 | JLK | Review ASA answer; conference call regarding status of validation; review filings for same.  | 0.70 hrs |
| 11/06/19 | LMC | Confer with Assistant State Attorney's office; update joint stipulation with State's Answer; transmit copies of draft final judgment, prehearing memorandum of law and joint stipulation and cover letter to Assistant State Attorney's office for review; coordinate payment for publication of notice and order to show cause. | 1.00 hrs |

|          |     |  |          |
|----------|-----|--|----------|
| 11/07/19 | JLK | Review updated ASA and judicial package with boundary amendment documents and final updated exhibits; review draft letters on same; transmit same.   | 0.80 hrs |
| 11/08/19 | LMC | Confer with Judge Smith's office to confirm receipt of bond validation documents.  | 0.50 hrs |
| 11/11/19 | JLK | Continue reviewing and modifying testimony for hearing.  | 0.80 hrs |
| 11/12/19 | JLK | Update hearing outline; draft/update testimony for hearing and conference call with bond counsel on same.  | 2.50 hrs |
| 11/12/19 | LMG | Prepare sample bond counsel testimony; revise letter to ASA regarding joint stipulation; review and revise 170.08 resolution.  | 1.10 hrs |
| 11/12/19 | LMC | Confer with Assistant State Attorney's office regarding supplemental documents; prepare cover letter and transmit supplemental exhibits to joint stipulation via overnight mail.   | 0.30 hrs |
| 11/13/19 | JLK | Confer with Gentry regarding validation outline for hearing and bond counsel testimony; update same.   | 0.90 hrs |
| 11/13/19 | LMG | Revise sample testimony and hearing outline.   | 0.40 hrs |
| 11/14/19 | LMG | Review and revise sample testimony regarding district manager, engineer and chairman; transmit same for consideration; confer with ASA's office regarding validation hearing; review and revise hearing outline; review materials for hearing.   | 2.20 hrs |
| 11/14/19 | LMC | Prepare materials and binders for hearing; follow up with Assistant State Attorney's Office; confirm court reporter.   | 0.50 hrs |
| 11/15/19 | LMC | File joint stipulation; coordinate with Assistant State Attorney's office; prepare timeline of documents transmitted to the Assistant State Attorney's office for review; confer with Gentry regarding upcoming hearing; prepare additional case law binders; confirm requirements of court reporter for Seventh Judicial Circuit requirements.                  | 2.50 hrs |
| 11/15/19 | JLK | Review correspondence regarding joint stipulation and prepare filing for same; field call from ASA regarding various questions on amended petition and objection to validating bonds without assessments; commence research and memo of law regarding validation of bonds without assessments; prepare correspondence to ASA with arguments for same.            | 4.20 hrs |
| 11/15/19 | LMG | Research validation of bonds; confer with ASA regarding same; prepare memorandum regarding same.   | 5.70 hrs |
| 11/17/19 | JLK | Extensive research and aid in preparation of a pre-hearing memorandum of law supporting validation of bonds without validating assessments; conference call with Smith on state court rules of civil procedure; call with bond counsel witnesses regarding assessment validation vs. bond validation; multiple research documents and case law research on same. | 4.70 hrs |
| 11/17/19 | LMG | Analyze validation procedures and collateral issues; prepare for validation hearing.   | 3.20 hrs |

|                            |     |   |             |
|----------------------------|-----|---|-------------|
| 11/18/19                   | JLK | Travel to and from and attend validation hearing; confer with Gentry beforehand on final case prep summaries. | 9.30 hrs    |
| 11/18/19                   | LMC | Review docket; prepare certificate of no appeal; prepare letter to clerk regarding same.                      | 1.00 hrs    |
| 11/19/19                   | JLK | Transmit final judgment; conference call with MBS regarding engineers report and financing structures.        | 0.50 hrs    |
| 11/19/19                   | LMC | Retrieve copy of filed Final Judgment from docket and save to files.  | 0.40 hrs    |
| 11/25/19                   | LMC | Process invoice for bond validation hearing court reporter.   | 0.20 hrs    |
| Total fees for this matter |     |   | \$13,470.00 |

**DISBURSEMENTS**

|                                     |            |
|-------------------------------------|------------|
| Document Reproduction               | 499.25     |
| Travel                              | 141.90     |
| Travel - Meals                      | 7.81       |
| Court Reporter Fee                  | 110.00     |
| Legal Advertisement                 | 493.64     |
| United Parcel Service               | 81.91      |
| Total disbursements for this matter | \$1,334.51 |

**MATTER SUMMARY**

|                                     |           |         |             |
|-------------------------------------|-----------|---------|-------------|
| Kilinski, Jennifer L.               | 28.50 hrs | 275 /hr | \$7,837.50  |
| Clavenna, Lydia M. - Paralegal      | 8.20 hrs  | 170 /hr | \$1,394.00  |
| Gentry, Lauren M.                   | 17.30 hrs | 245 /hr | \$4,238.50  |
| TOTAL FEES                          |           |         | \$13,470.00 |
| TOTAL DISBURSEMENTS                 |           |         | \$1,334.51  |
| INTEREST CHARGE ON PAST DUE BALANCE |           |         | \$13.46     |

**TOTAL CHARGES FOR THIS MATTER** **\$14,817.97**

**BILLING SUMMARY**

|                                     |           |         |             |
|-------------------------------------|-----------|---------|-------------|
| Kilinski, Jennifer L.               | 28.50 hrs | 275 /hr | \$7,837.50  |
| Clavenna, Lydia M. - Paralegal      | 8.20 hrs  | 170 /hr | \$1,394.00  |
| Gentry, Lauren M.                   | 17.30 hrs | 245 /hr | \$4,238.50  |
| TOTAL FEES                          |           |         | \$13,470.00 |
| TOTAL DISBURSEMENTS                 |           |         | \$1,334.51  |
| INTEREST CHARGE ON PAST DUE BALANCE |           |         | \$13.46     |

**TOTAL CHARGES FOR THIS BILL** **\$14,817.97**

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

# Hopping Green & Sams

Attorneys and Counselors

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

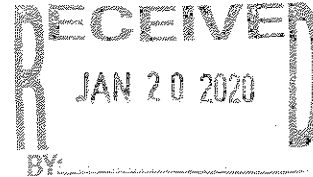
## STATEMENT

January 15, 2020

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

Bill Number 112203  
Billed through 12/31/2019

General Counsel  
RE2CDD 00001 JLK



1-31-513-315  
4

### FOR PROFESSIONAL SERVICES RENDERED

|          |     |  |          |
|----------|-----|--|----------|
| 12/03/19 | JLK | Review internal control memo and policies and confer regarding application to financial controls at district; confer with DM on same.  | 0.20 hrs |
| 12/04/19 | JLK | Review and revise policies and suspension/termination rules and rates; update resolution setting hearing and adopting the same; review and update alcohol matrix consistent with board direction and policies for same; confer with DM on same; confer with GM regarding cost analysis and summary of same; begin review of amenity management agreement with Vesta. | 1.20 hrs |
| 12/04/19 | LMG | Review draft meeting minutes.  | 0.20 hrs |
| 12/05/19 | JLK | Confer with SJC on TEA updates and requests and transmit same to Prosser.  | 0.30 hrs |
| 12/06/19 | JLK | Review/edit and finalize work authorization for keystone corners; continue drafting and finalize Vesta amenity management and field services agreements and interlocal true up.  | 1.10 hrs |
| 12/06/19 | LMC | Prepare work authorization with VerdeGo.   | 0.40 hrs |
| 12/08/19 | JLK | Confer regarding status of master assessments notice recordation and exhibits for same.  | 0.20 hrs |
| 12/10/19 | LMG | Finalize and submit resolution adopting amenity rates and disciplinary rule for inclusion in agenda.   | 0.30 hrs |
| 12/11/19 | JLK | Review updated notice of master assessments and confirm/coordinate recording of same; review/edit acquisition agreement and transmit same; review/edit acquisition checklist and disseminate same; review TA and provide comments to same.   | 1.40 hrs |
| 12/11/19 | LMG | Revise master lien notice; transmit same for execution; review agenda package and recorded master assessment notice.   | 0.50 hrs |
| 12/13/19 | LMC | Print and prepare certificate of no appeal documents.  | 0.60 hrs |
| 12/16/19 | JLK | True up alcohol policies and amenity management responsibilities and transmit information on same.   | 0.60 hrs |

|                            |     |  |            |
|----------------------------|-----|--|------------|
| 12/16/19                   | LMG | Analyze public hearing notices, acquisition agreement, and financial statements; assemble back-up materials for board meeting.   | 0.30 hrs   |
| 12/17/19                   | JLK | Conference call with staff on meeting policies and forms, including updating reservation forms; confer regarding meeting items.  | 0.70 hrs   |
| 12/18/19                   | JLK | Travel to and from and attend board meeting; post meeting wrap up.   | 3.80 hrs   |
| 12/18/19                   | LMC | Update formatting of amenity policies document.  | 1.30 hrs   |
| 12/19/19                   | JLK | Review billing and invoicing status and assessment questions; confer with DM on same; review updated policies, rules and forms consolidated with board feedback; confer with Vesta regarding questions on bounce house forms and rental agreements and transmit best practices and language on same. | 0.80 hrs   |
| 12/19/19                   | LMG | Research bounce house waiver language; update facility rental form; revise facility registration form.   | 1.10 hrs   |
| 12/20/19                   | LMC | Prepare resolution adopting internal control policies.   | 0.30 hrs   |
| 12/30/19                   | MCE | Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.  | 0.30 hrs   |
| 12/30/19                   | JLK | Confer regarding January meeting and internal control policies.  | 0.20 hrs   |
| Total fees for this matter |     |  | \$4,018.00 |

**DISBURSEMENTS**

|                                     |          |
|-------------------------------------|----------|
| Document Reproduction               | 48.00    |
| Travel                              | 73.90    |
| Travel - Meals                      | 5.59     |
| Recording Fees                      | 26.00    |
| Total disbursements for this matter | \$153.49 |

**MATTER SUMMARY**

|                                      |           |         |                   |
|--------------------------------------|-----------|---------|-------------------|
| Kilinski, Jennifer L.                | 10.50 hrs | 275 /hr | \$2,887.50        |
| Clavenna, Lydia M. - Paralegal       | 2.60 hrs  | 170 /hr | \$442.00          |
| Gentry, Lauren M.                    | 2.40 hrs  | 245 /hr | \$588.00          |
| Eckert, Michael C.                   | 0.30 hrs  | 335 /hr | \$100.50          |
| TOTAL FEES                           |           |         | \$4,018.00        |
| TOTAL DISBURSEMENTS                  |           |         | \$153.49          |
| INTEREST CHARGE ON PAST DUE BALANCE  |           |         | \$38.59           |
| <b>TOTAL CHARGES FOR THIS MATTER</b> |           |         | <b>\$4,210.08</b> |

**BILLING SUMMARY**

|                                |           |         |            |
|--------------------------------|-----------|---------|------------|
| Kilinski, Jennifer L.          | 10.50 hrs | 275 /hr | \$2,887.50 |
| Clavenna, Lydia M. - Paralegal | 2.60 hrs  | 170 /hr | \$442.00   |

|                    |          |         |          |
|--------------------|----------|---------|----------|
| Gentry, Lauren M.  | 2.40 hrs | 245 /hr | \$588.00 |
| Eckert, Michael C. | 0.30 hrs | 335 /hr | \$100.50 |

|                                     |            |
|-------------------------------------|------------|
| TOTAL FEES                          | \$4,018.00 |
| TOTAL DISBURSEMENTS                 | \$153.49   |
| INTEREST CHARGE ON PAST DUE BALANCE | \$38.59    |

|                                    |                   |
|------------------------------------|-------------------|
| <b>TOTAL CHARGES FOR THIS BILL</b> | <b>\$4,210.08</b> |
|------------------------------------|-------------------|

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

# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

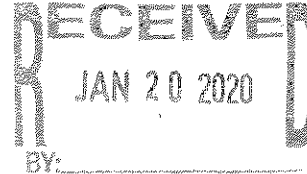
January 15, 2020

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

Bill Number 112204  
Billed through 12/31/2019

### Bond Validation

RE2CDD 00102 JLK



1.31.513.315  
4

### FOR PROFESSIONAL SERVICES RENDERED

|                            |     |  |          |
|----------------------------|-----|--|----------|
| 12/17/19                   | LMC | Confer with Gentry regarding certificate of no appeal.                                     | 0.20 hrs |
| 12/18/19                   | LMC | Prepare check for certified copy of certificate of no appeal.                              | 0.30 hrs |
| 12/28/19                   | JLK | Review transcript information and confer with staff on same; forward same for CDD records. | 0.20 hrs |
| Total fees for this matter |     |  | \$140.00 |

### DISBURSEMENTS

|                                     |         |
|-------------------------------------|---------|
| Certified Copies                    | 4.00    |
| Lexis Nexis                         | 19.10   |
| Total disbursements for this matter | \$23.10 |

### MATTER SUMMARY

|                                     |          |         |          |
|-------------------------------------|----------|---------|----------|
| Kilinski, Jennifer L.               | 0.20 hrs | 275 /hr | \$55.00  |
| Clavenna, Lydia M. - Paralegal      | 0.50 hrs | 170 /hr | \$85.00  |
| TOTAL FEES                          |          |         | \$140.00 |
| TOTAL DISBURSEMENTS                 |          |         | \$23.10  |
| INTEREST CHARGE ON PAST DUE BALANCE |          |         | \$13.46  |

**TOTAL CHARGES FOR THIS MATTER** **\$176.56**

### BILLING SUMMARY

|                                     |          |         |          |
|-------------------------------------|----------|---------|----------|
| Kilinski, Jennifer L.               | 0.20 hrs | 275 /hr | \$55.00  |
| Clavenna, Lydia M. - Paralegal      | 0.50 hrs | 170 /hr | \$85.00  |
| TOTAL FEES                          |          |         | \$140.00 |
| TOTAL DISBURSEMENTS                 |          |         | \$23.10  |
| INTEREST CHARGE ON PAST DUE BALANCE |          |         | \$13.46  |



=====

**TOTAL CHARGES FOR THIS BILL**

-----  
**\$176.56**

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

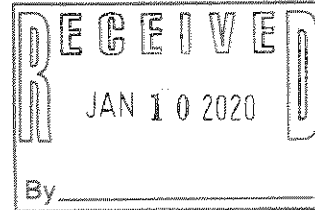


**ELECTRIC COMPANY**  
EC0001925

**KAD ELECTRIC COMPANY**  
**P.O. BOX 8567**  
**FLEMING ISLAND FL 32006-0014**

**Invoice**

| DATE      | INVOICE # |
|-----------|-----------|
| 1/10/2020 | 4249      |



1-32-572-60  
46

|  |
|--|
| <b>BILL TO</b>   |
| Rivers Edge CDD<br>475 W. Town Place<br>St. Augustine FL 32092 |

| P.O. NO. | TERMS          | JOB     |
|----------|----------------|---------|
|          | Due on receipt | 19-1013 |

| ITEM        | QUANTITY | DESCRIPTION  | RATE   | AMOUNT |
|-------------|----------|--|--------|--------|
| Elec. Labor | 1        | Job: Fire pit 11-27 and 12-11<br>and material. Re-worked the new controls for the fire pit.<br><br>Approved RECDD 2<br>Jason Davidson<br><i>Jason Davidson</i> | 535.00 | 535.00 |

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

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

|                         |          |
|-------------------------|----------|
| <b>Total</b>            | \$535.00 |
| <b>Payments/Credits</b> | \$0.00   |
| <b>Balance Due</b>      | \$535.00 |

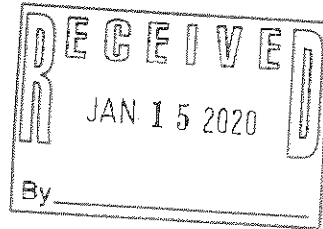
*KG Magic Entertainment*

1933 Suwannee River Dr.

Fleming Island, FL. 32003

904.327.7574

1kgmagic@gmail.com



January 15, 2020

**Event location:** RiverHouse 140 Landing Street, St. Johns, FL 32259 &

RiverClub 160 Riverglade Run, St. Johns, FL 32259

Contact: Marcy Pollicino 904.679.5523

1.32.572.494  
91

**Event date and time:** Feb.14<sup>th</sup>, 2020 6:00pm until 8:00pm

**Service to be performed:** Walk around magic from 6:00 – 6:30pm at RiverHouse and walk around magic from 6:30 – 8:00pm at RiverClub on Friday Feb. 14<sup>th</sup>, 2020.

**Compensation** is \$125.00/hour. Total due is \$250.00. Payment can be made by cash, credit card or business check.

Thank you for your business!

# INVOICE 221

Remit Payment to:

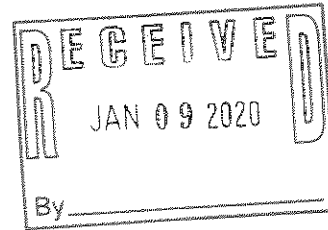
**Kristina Aranilla**  
7746 Sunnydale Lane  
Jacksonville, FL 32256

**RiverClub**  
160 Riverglade Run  
St. Johns, FL 32259

(904) 652-7343  
[Kristina.aranillamusic@gmail.com](mailto:Kristina.aranillamusic@gmail.com)

**Event:**  
Live Music: RiverClub

**Location:**  
160 Riverglade Run  
St. Johns, FL 32259



1.32.572.494  
29

| Date   | Description                   | Time                        | Total    |
|--------|-------------------------------|-----------------------------|----------|
| 2/7/20 | Live Music: Kristina Aranilla | 2-hour session (6 to 8 p.m. | \$200.00 |
| Total  |                               |                             | \$200.00 |

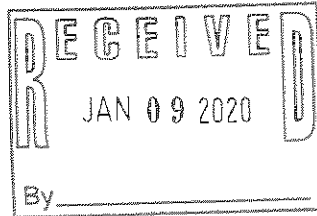


Menestrelli Entertainment, LLC  
407-493-3607  
Email: menestrelli.dogs@gmail.com

## Invoice

1-32-572-494

92



Invoice # 01976

Date: 09/12/2019

To: Rivers Edge CDD II.

Contact Person: Marcy Pollicino, email: mpollicino@vestapropertyservices.com, Phone number 904-679-5523

From: Menestrelli Entertainment, LLC

Yanina Yazlovskaya

2155 Corner School Dr. Orlando, FL 32820

The performance shall consist of the Circus Dog Show Menestrelli Entertainment with a group of dogs and clown acts . The show is 45 minutes.

[www.menestrelli.com](http://www.menestrelli.com)

[www.facebook.com/Yazlovskie](https://www.facebook.com/Yazlovskie)

The Performance date shall be February 22, 2020

The time of the Performance shall commence at 4:00 pm

Special notes: An outdoor event.

Location: 160 Riverglade Run, St Johns, FL 32259.

The Performer's compensation for the Performance

Totaling: Four Hundred and Fifty Dollars - \$450.00 the Contract Price shall be paid on performance date, cash or a check made payable to Menestrelli Entertainment, LLC

Total : \$450.00

Deposit to PayPal: menestrelli.dogs@gmail.com : \$0.00

Amount due :\$450.00

We sincerely appreciate your business.

Thank you, and tell your friends and colleagues about

Dog Show Menestrelli Entertainment.

Menestrelli Entertainment, LLC  
407-493-3607  
Email: [menestrelli.dogs@gmail.com](mailto:menestrelli.dogs@gmail.com)

Yanina Yazlovskaya



South Jacksonville Office 904-423-2200

PO Box 56320

Jacksonville, FL 32241-6320

[www.naderspestraiders.com](http://www.naderspestraiders.com)

## Termite Renewal Notice

## ARE YOUR FAMILY & HOME PROTECTED FROM PESTS?

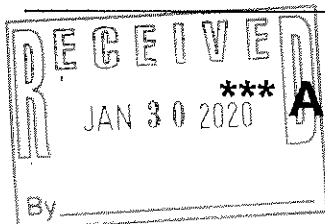
Warm weather is upon us and that means common pests such as ants, cockroaches and mosquitoes are out in full force. These pests are more than just a nuisance, they can be a real threat to you and your family due to diseases they can carry and damage they can cause. With Nader's STEPS® Total Protection System™, we can control pests and provide you with peace of mind knowing you and your family are protected.

CALL TODAY! 855-MY-NADERS.

Customer Number: 1051909

Notice Date: 01/08/20

Expiration Date: 03/2020



## An Important Message Concerning Your Annual Termite Guarantee Renewal \*\*\*

1-32-572-435  
47

Termites feed 24 hours a day, 365 days a year. Every year, termites invade millions of homes, causing **billions** of dollars in damage. The startling fact is termites do more damage than fires and storms combined. And, the damage caused by termites is rarely covered by insurance.

That's why it is important to renew your termite agreement every year and keep your guarantee in place so we can continue to protect your home. It's easy. Simply mail your payment or pay online at [www.naderspestraiders.com](http://www.naderspestraiders.com), then give us a call so we can schedule your annual inspection.

If you are a new homeowner, please call your local office to update your account information and schedule your inspection to complete the warranty transfer process. This termite guarantee transfers to you at no additional cost.

Thank you for giving us the opportunity to go *Beyond the Call*.

**Service Address:** 160 Riverglade Run, Saint Johns, FL 32259

**Termite Renewal Notice Total:** \$340.00

Please Keep the Top Portion For Your Records

Return Bottom Portion with Payment

GA2234RF



PO Box 56320 • Jacksonville, FL 32241-6320

Temp-Return Service Requested

[www.naderspestraiders.com](http://www.naderspestraiders.com)

\*\*\*\*\*SNGLP

JASON DAVIDSON  
39 RIVERWALK BLVD  
SAINT JOHNS FL 32259-8621

1  
126

If you are paying by credit card, please see reverse side.

Please make checks payable and remit to:

NADER'S PEST RAIDERS  
PO BOX 56320  
JACKSONVILLE FL 32241-6320



Renewal Notice Date: 01/08/20  
Account Number: 1051909

Total: \$340.00



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

# Invoice

Date 2/1/2020

Invoice # 131295590835

|            |           |
|------------|-----------|
| Terms      | Net 20    |
| Due Date   | 2/21/2020 |
| PO #       |           |
| Customer # | 13RIV030  |

|  |   |
|--|---|
| <b>Bill To</b><br>Rivers Edge CDD<br>Government Management Services<br>475 West Town Place suite 114<br>St. Augustine FL 32092 | <b>Ship To</b><br>River Club<br>160 Riverglade Run<br>St. Augustine FL 32092<br>1.32.572.462<br>6 |
|--|---|

| Item ID      | Description                            | Qty | Units | Amount |
|--------------|--|-----|-------|--------|
| WM-CHEM-BASE | Water Management Seasonal Billing Rate | 1   | ea    | 695.25 |

A prepayment discount of 5% is available if the entire amount for 2020 is paid by December 31st, 2019. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

Total 695.25  
Amount Due \$695.25

## Remittance Slip

Customer  
13RIV030  
Invoice #  
131295590835

Amount Due \$695.25

Amount Paid

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295590835



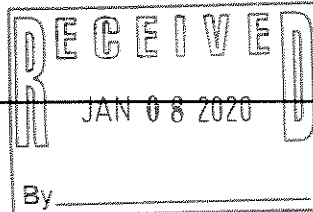
**PRI Productions**

1819 Kings Ave  
 Jacksonville, FL 32207  
 P: 904.398.8179  
 F: 904.398.1569  
 PRIproductions.com

**INVOICE # 64593****Job Number # 32809****PRODUCTIONS**

|  |  |  |  |  |  |
|--|--|--|--|--|--|
| <b>INVOICE TO:</b>   |  | <b>DELIVERY ADDRESS:</b>   |  | <b>Order Status:</b> Invoiced                                  |  |
| Rivers Edge CDD<br>475 West Town Place<br>St Augustine, FL 32092                               |  | Mattamy Homes - Rivertown<br>160 Riverglade Run,<br>St Johns, FL 32259       |  | Sales Person: Niko Negron<br>Email: Nnegron@priproductions.com |  |
| Contact: Jason Davidson<br>Phone: (904) 679-5733<br>Email: jdavidson@vestapropertyservices.com |  | Room: River Club<br>On-Site Contact: Marcy Pollicino<br>Phone:<br>PO Number: |  | Customer #15714<br>Terms:                                      |  |
| Event Date<br>12/6/2019  |  | JOB DESCRIPTION: Mattamy Homes Christmas Tree                                |  |  |  |

1.32.572.494  
7



|                |  |   |                       |
|----------------|--|---|-----------------------|
| <b>Décor</b>   |  |   |                       |
| 1              | Mattamy Christmas Tree & Decor   | 1 | \$0.00 \$0.00         |
| Total Décor:   |  |   | \$0.00                |
| <b>General</b> |  |   |                       |
| 1              | Annual Storage / Maintenance Fee<br><i>Note: Annual reoccurring fee.</i>                 | 1 | \$500.00 \$500.00     |
| 1              | Lift Rental for Setup  | 1 | \$1,200.00 \$1,200.00 |
| 1              | Lift Rental for Breakdown  | 1 | \$1,200.00 \$1,200.00 |
| 1              | Plywood Package<br><i>Note: To protect the grass when driving the lift on the grass.</i> | 1 | \$600.00 \$600.00     |
| General:       |  |   | \$3,500.00            |
| :              |  |   | \$3,500.00            |

**Dec 2 19**

|          |         |   |                   |           |         |            |
|----------|---------|---|-------------------|-----------|---------|------------|
| 10:00 AM | 5:00 PM | 8 | SE Labor Crew/Set | 7 Hour(s) | \$35.00 | \$1,960.00 |
|----------|---------|---|-------------------|-----------|---------|------------|

---

Jan 3 20

|          |         |   |                      |           |         |            |
|----------|---------|---|----------------------|-----------|---------|------------|
| 10:00 AM | 5:00 PM | 8 | SE Labor Crew/Strike | 7 Hour(s) | \$35.00 | \$1,960.00 |
|          |         |   |                      |           |         | \$3,920.00 |

Delivery/Misc

---

|                |                     |          |          |
|----------------|---------------------|----------|----------|
| 1              | Delivery - St Johns | \$150.00 | \$150.00 |
| Delivery/Misc: |                     |          | \$150.00 |

Notes:

Approved Christmas Decorations RECDD II

Jason Davidson

*Jason Davidson*

|                  |            |
|------------------|------------|
| Equipment Total: | \$3,500.00 |
| Sale Total:      | \$0.00     |
| Labor Total:     | \$3,920.00 |
| Delivery/Misc:   | \$150.00   |
| SUB TOTAL:       | \$7,570.00 |
| Convenience Fee: | \$0.00     |
| Damage Waiver:   | \$0.00     |
| Tax:             | \$529.90   |

---

**GRAND TOTAL: \$8,099.90**



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

1-32-572-494

20

**Invoice date:** 1/8/2020

**Invoice #** 120012

**Terms:** At event

**PO#**

**Customer name:** Rivers Edge CDD (RiverTown)

**Event type:** Dog Circus

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

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

**E-mail/ fax:** mpollicino@vestapropertyservices.com

**At event contacts with cell:** Same

**Event date:** Saturday February 22, 2020 **Hours of event:** 2:00 pm - 4:00 pm

**Hours of service:** Same

**Approximate set up time:** between: 12:30 - 1:00 pm

**Location name and address:** 160 Riverglade Run, St. Johns, FL 32259

**Where to set up at location:** RiverClub

**Power within 75':** No

**Set up-grass or pavement:** GR

**Water within 75':** n/a

**Covered area for entertainer:** n/a

## **Notes:**

### **SERVICES NEEDED:**

- \* Inflatable Blue Dog Bounce House
- \* Inflatable 3 in 1 Carnival Game Experience
- \* Generator
- \* Extended Delivery

|            |    |        |            |    |        |
|------------|----|--------|------------|----|--------|
| Reg. Rate  | \$ | 179.00 | Your Cost  | \$ | 149.00 |
| Reg. Rate  | \$ | 265.00 | Your Cost  | \$ | 225.00 |
| Reg. Rate  | \$ | 99.00  | Your Cost  | \$ | 79.00  |
| Reg. Rate  | \$ | 45.00  | Your Cost  | \$ | 45.00  |
| Reg. Total | \$ | 588.00 | Your Total | \$ | 498.00 |

**Total Savings** \$ 90.00

**Sub Total:** \$ 498.00

**Sales Tax:** \$ -

**Invoice Total:** \$ 498.00

**50 % Deposit required** \$ -

**Balance due at set up** \$ 498.00

**Payments received** \$ -

**Current Balance** \$ 498.00

### **CANCELLATION, RE-SCHEDULING, INCLEMENT 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:** \_\_\_\_\_

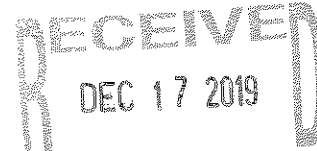


December 11, 2019

Project No: 113094.70

Invoice No: 43148

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



Project 113094.70 Rivers Edge II CDD

**Professional Services from November 1, 2019 to November 30, 2019**

|                                |                        |              |                |
|--------------------------------|------------------------|--------------|----------------|
| Expense Billing                |                        |              | 1,311.51       |
| <b>Reimbursable Expenses</b>   |                        |              | <b>8</b>       |
| Mileage-DOT Allowable (.445)   |                        | 53.40        |                |
| Mileage-Additional (.135/mile) |                        | 16.20        |                |
| Blueprints/Reproduction        |                        | 6.60         |                |
| <b>Total Reimbursables</b>     | <b>1.15 times</b>      | <b>76.20</b> | <b>87.63</b>   |
|                                | <b>Total this Task</b> |              | <b>\$87.63</b> |

**Task 1: O & M**

For services including coordination with staff on landscape maintenance map and attendance at boundary amendment hearing, bond validation hearing and CDD meeting.

**Professional Personnel**

|                                      | Hours                     | Rate   | Amount   |                   |
|--------------------------------------|---------------------------|--------|----------|-------------------|
| Principal                            | 6.50                      | 185.00 | 1,202.50 |                   |
| Sr. Planner/Sr L.A./Sr. Graphic Arts | 5.00                      | 150.00 | 750.00   |                   |
| Planner/Project Researcher           | 5.25                      | 130.00 | 682.50   |                   |
| Totals                               | 16.75                     |        | 2,635.00 |                   |
| <b>Total Labor</b>                   |                           |        |          | <b>2,635.00</b>   |
|                                      | <b>Total this Task</b>    |        |          | <b>\$2,635.00</b> |
|                                      | <b>Total this Invoice</b> |        |          | <b>\$2,722.63</b> |

**Outstanding Invoices**

| Number       | Date       | Balance         |
|--------------|------------|-----------------|
| 41950        | 6/17/2019  | 7.25            |
| 42827        | 10/17/2019 | 5,150.08        |
| 42955        | 11/13/2019 | 2,498.37        |
| <b>Total</b> |            | <b>7,655.70</b> |

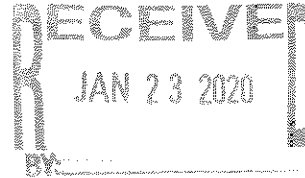


January 16, 2020

Project No: 113094.70

Invoice No: 43251

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 December 1, 2019 to December 31, 2019**

Expense Billing

**Reimbursable Expenses**

|                            |                        |             |               |
|----------------------------|------------------------|-------------|---------------|
| Blueprints/Reproduction    |                        | 7.00        |               |
| <b>Total Reimbursables</b> | <b>1.15 times</b>      | <b>7.00</b> | <b>8.05</b>   |
|                            | <b>Total this Task</b> |             | <b>\$8.05</b> |

**Task 1: O & M**

For services including coordination with staff and attend December CDD meeting via phone.

**Professional Personnel**

|                            | Hours | Rate                      | Amount |                 |
|----------------------------|-------|---------------------------|--------|-----------------|
| Principal                  | .50   | 185.00                    | 92.50  |                 |
| Planner/Project Researcher | 4.00  | 130.00                    | 520.00 |                 |
| Totals                     | 4.50  |                           | 612.50 |                 |
| <b>Total Labor</b>         |       |                           |        | <b>612.50</b>   |
|                            |       | <b>Total this Task</b>    |        | <b>\$612.50</b> |
|                            |       | <b>Total this Invoice</b> |        | <b>\$620.55</b> |

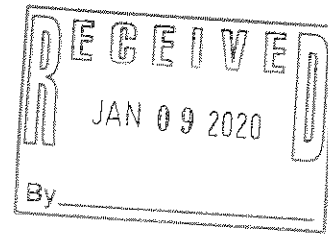
**Outstanding Invoices**

| Number       | Date       | Balance         |
|--------------|------------|-----------------|
| 41950        | 6/17/2019  | 7.25            |
| 42955        | 11/13/2019 | 2,498.37        |
| 43148        | 12/11/2019 | 2,722.63        |
| <b>Total</b> |            | <b>5,228.25</b> |

# HYPNOSIS SHOW AGREEMENT & INVOICE

This Agreement is made on between Rich Alexander and Marcie Pollicino

Rich Alexander agrees to present a hypnosis show at:  
RiverTown 160 RiverGlade Run Saint Johns FL, 32259



The day of Friday 13<sup>th</sup> 2020  
Starting at about 7:00pm  
Lasting about: 75 minutes

Rivertown agrees to the payment of \$50.00 to Rich Alexander. To be paid by check to hold the day.  
\$450.00 balance to be paid on the day of the show.

1.32.572.494  
97

Contact: Marcie Pollicino  
Phone # 904-679-5523  
Email - mpollicino@vestapropertyservices.com

**IMPORTANT INFORMATION FOR THE HOST** – It is important to inform everyone invited about the show, because the hypnosis show is an audience participation form of entertainment. The reason it is so important is because as an audience participation show with out volunteers there is no show. Please make sure your audience knows it is a clean show, that no one will be embarrassed or humiliated, that it is good clean fun. Informing them of that always helps to get more volunteers, the more volunteers the better your show will go.

**STAGING AREA** – A ground area of 15' x 12' is best but not absolutely necessary. If raised stage area is to be minimum of 20' wide x 8' deep Keep away from high traffic noisy areas or doorways such as a kitchen, bathroom or bar.

**AUDIENCE SEATING** – The staging area needs to be close to the audience. The audience should be seated as close to the staging area as possible. Close enough to feel comfortably part of the events entertainment.

**CHAIRS** – It is important that you supply 10 to 20 comfortable chairs for the volunteers to sit on.

**Please have** easy access to a regular 110 outlet, for the sound system.

I will contact you by phone during the week prior to the event to confirm. As in many endeavors the success of the show is also in the set up. Thank you Rich.

**After the show**, please provide a reference letter that I can use to help acquire future work.

Mailing Address:                      Signed in agreement - Rich Alexander  
Rich Alexander  
2481 SE Avalon Rd  
Port St. Lucie, FL 34952              Signed in agreement - \_\_\_\_\_

Phone: 772-337-7754  
[Rich@floridacomedyhypnotist.com](mailto:Rich@floridacomedyhypnotist.com)  
[www.floridacomedyhypnotist.com](http://www.floridacomedyhypnotist.com)

# Santa Kevin Event Confirmation

Event: *Day/Date* 12/05/2020 From: 5 pm To: 8 pm Sales Rep: KM  
Client Name: Rivers Edge II  
Billing Address: 160 RiverGlade Run, St. Johns, FL 32259  
Phone: (*Day*) (904) 679-5523 Phone: (*Evening*) Phone: (*Fax*) (904) 000-0000  
Event Contact: Marcy Pollicino Contact Phone: (904) 679-5523  
Event Address: 160 RiverGlade Run

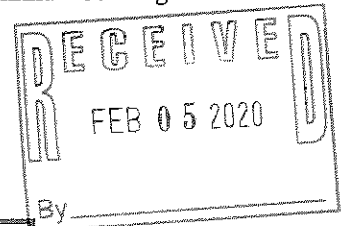
## Event Details

All home parties, corporate events, and special events are a minimum one-hour call within a 30-mile radius ZIP 32259. For Home or Private visits performer(s) will arrive within a +/- 15 to 20-minute window of scheduled time. May be adjusted due to traffic or other unforeseeable circumstances, time will be made up at the end of contracted schedule time. 30-minute bookings are limited to Private single-family home visits.

A break of ten minutes after a full hour of work is appropriate.

A cool non-alcoholic drink is always welcome.

Gratuities are not included but are appreciated.



| Event Appearance Fee Schedule |     |      |           |   |          |  |
|-------------------------------|-----|------|-----------|---|----------|--|
| Hourly Fee                    | Qty | @    | Rate      | = | Fee      |  |
| First Hour                    | 3   | @    | \$200.00  | = | \$600.00 |  |
| Additional Hours              | 0   | @    |           | = |          |  |
| Total Hours                   | 3   | Hrs. | Total Fee | = | \$600.00 |  |

1.32.572.494  
98

## Agreement Information

Retainer Amount: \$300.00 Due: Upon approved agreement Payable to: Kevin Mason

Balance of: \$300.00 **To be paid in cash/check at the end of appearance, Bounce check fee is additional \$135.00**

If Cancellation becomes necessary by client prior to 48 hrs. before event a charge of \$50.00 will be applied to the prepaid retainer amount. If event appearance is canceled by client within 48 hrs. of scheduled appearance the retainer becomes non-refundable.

***I have read the above agreement and agreed to its Terms and Conditions. I understand that this booking will remain tentative, subject to cancellation until the signed contract and deposit is received.***

(Print Full Name)

(Client Signature)

(Date)

Return approved Event Confirmation to:

Kevin Mason (aka Santa Kevin) 1821 Autumnbrook Lane, St. Johns, Florida 32259  
[SantaKevinJAX@yahoo.com](mailto:SantaKevinJAX@yahoo.com) • (904) 287-3764

Follow Santa Kevin JAX on Facebook at <https://www.facebook.com/Santa-Kevin-241877019695367/>



DOSA Protecting God's Children Certified



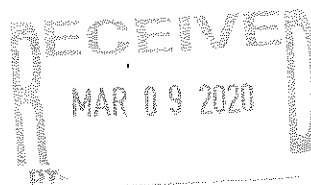
Questions on this invoice call:

(866) 470-7133 Option 2

| 10                              | 11                     | 12                  | 13                      | 14            | 15              | 16           | 17     | 18     | 19      |
|---------------------------------|------------------------|---------------------|-------------------------|---------------|-----------------|--------------|--------|--------|---------|
| START STOP                      | NEWSPAPER<br>REFERENCE | DESCRIPTION         | PRODUCT                 | SAU SIZE      | BILLED<br>UNITS | TIMES<br>RUN | RATE   | AMOUNT |         |
| 02/02                           |                        | Balance Forward     |                         |               |                 |              |        |        | \$80.78 |
| 02/10 02/10                     | 103258063-02102020     | REG MTG BOS 2/19/20 | SA St Augustine Record  | 1.00 x 4.5000 | 4.5             | 1            | \$8.98 |        | \$40.41 |
| 02/10 02/10                     | 103258063-02102020     | REG MTG BOS 2/19/20 | SA St Aug Record Online | 1.00 x 4.5000 | 4.5             | 1            | \$8.97 |        | \$40.37 |
| PREVIOUS AMOUNT OWED:           |                        |                     |                         |               | \$80.78         |              |        |        |         |
| NEW CHARGES THIS PERIOD:        |                        |                     |                         |               | \$80.78         |              |        |        |         |
| CASH THIS PERIOD:               |                        |                     |                         |               | \$0.00          |              |        |        |         |
| DEBIT ADJUSTMENTS THIS PERIOD:  |                        |                     |                         |               | \$0.00          |              |        |        |         |
| CREDIT ADJUSTMENTS THIS PERIOD: |                        |                     |                         |               | \$0.00          |              |        |        |         |
| We appreciate your business.    |                        |                     |                         |               |                 |              |        |        |         |

RECEIVED  
MAR 09 2020

1-31-513-48  
28



1-31-513-48  
28

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



| 21                             | CURRENT NET AMOUNT      | 22 | 30 DAYS               | 60 DAYS | OVER 90 DAYS             | * UNAPPLIED AMOUNT | 23                     | TOTAL AMOUNT DUE |
|--------------------------------|-------------------------|----|-----------------------|---------|--------------------------|--------------------|------------------------|------------------|
|                                | \$80.78                 |    | \$0.00                | \$80.78 | \$0.00                   | \$0.00             |                        | \$161.56         |
| SALES REP/PHONE #              |                         |    |                       |         |                          |                    |                        |                  |
| Melissa Rhinehart 904-819-3423 |                         |    |                       |         |                          |                    |                        |                  |
| ADVERTISER INFORMATION         |                         |    |                       |         |                          |                    |                        |                  |
| 1                              | BILLING PERIOD          | 6  | BILLED ACCOUNT NUMBER | 7       | ADVERTISER/CLIENT NUMBER | 2                  | ADVERTISER/CLIENT NAME |                  |
|                                | 02/03/2020 - 03/01/2020 |    | 34435                 |         | 34435                    |                    | RIVERS EDGE II CDD     |                  |

MAKE CHECKS PAYABLE TO

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

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

ADVERTISING INVOICE and STATEMENT

| 1       | BILLING PERIOD          | 2                | ADVERTISER/CLIENT NAME   |
|---------|-------------------------|------------------|--------------------------|
|         | 02/03/2020 - 03/01/2020 |                  | RIVERS EDGE II CDD       |
| COMPANY | 23                      | TOTAL AMOUNT DUE | * UNAPPLIED AMOUNT       |
| SA 7    |                         | \$161.56         | \$0.00                   |
| 24      | TERMS OF PAYMENT        |                  |                          |
|         | NET 15 DAYS             |                  |                          |
| 21      | CURRENT NET AMOUNT      | 22               | 30 DAYS                  |
|         | \$80.78                 |                  | \$0.00                   |
| 60 DAYS | OVER 90 DAYS            |                  |                          |
| \$80.78 | \$0.00                  |                  |                          |
| 4       | PAGE #                  | 5                | BILLING DATE             |
|         |                         |                  | 03/01/2020               |
| 6       | BILLED ACCOUNT NUMBER   | 7                | ADVERTISER/CLIENT NUMBER |
|         | 34435                   |                  | 34435                    |
| 24      | STATEMENT NUMBER        |                  |                          |
|         | 0000066220              |                  |                          |

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS



8  
8 - 2544

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



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



Wed, Dec 11, 2019  
9:00:48AM

## 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  
**Phone:** 8652382622

**E-Mail:**  
**Client:** RIVERS EDGE II CDD

**Name:** RIVERS EDGE II CDD  
**Address:** 475 WEST TOWN PLACE SUITE 114

**City:** SAINT AUGUSTINE **State:** FL **Zip:** 32092

**Ad Number:** 0003240078-01

**Start:** 12/11/2019

**Placement:** SA Legals

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

**Caller:** Courtney Hogge

**Issues:** 1

**Rep:** Melissa Rhinehart

**Paytype:** BILL

**Stop:** 12/11/2019

Lines 52  
Depth 4.50  
Columns 1  
  
Price \$80.78

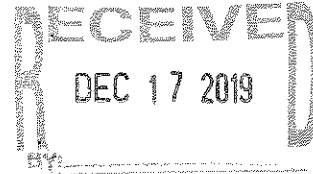
**NOTICE OF MEETING OF THE  
BOARD OF SUPERVISORS OF  
THE RIVERS EDGE II  
COMMUNITY DEVELOPMENT  
DISTRICT**

The Board of Supervisors ("Board") of the Rivers Edge II Community Development District will hold a regular meeting on Wednesday, December 18, 2019 at 10:30 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32259 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

James Perry  
District Manager  
0003240078 December 11, 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# 0003240078-01

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 MEETING** in the matter of **BOS RG MTG 12/18/19** was published in said newspaper on **12/11/2019**.

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

**NOTICE OF MEETING OF THE  
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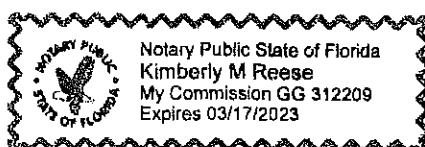
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James Perry  
District Manager  
0003240078 December 11, 2019

Sworn to and subscribed before me this DEC 11 day of 2019

by Melissa Rhinehart who is personally known to me  
or who has produced as identification

Kimberly M Reese  
(Signature of Notary Public)



Mon, Feb 10, 2020  
9:33:08AM

## Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record  
One News Place  
St. Augustine, FL 32086

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

**Name:** RIVERS EDGE II CDD  
**Address:** 475 WEST TOWN PLACE SUITE 114

**City:** SAINT AUGUSTINE **State:** FL **Zip:** 32092

**Ad Number:** 0003258063-01  
**Start:** 02/10/2020  
**Placement:** SA Legals  
**Copy Line:** NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DI

**Caller:** COURTNEY HOGGE  
**Issues:** 1  
**Rep:** Melissa Rhinehart

**Paytype:** BILL  
**Stop:** 02/10/2020

**Lines** 52  
**Depth** 4.50  
**Columns** 1  
**Price** \$80.78

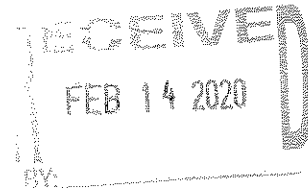
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James Perry  
District Manager  
0003258063 February 10, 2020



THE ST. AUGUSTINE RECORD  
Affidavit of Publication

RIVERS EDGE II CDD  
475 WEST TOWN PLACE SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 34435  
AD# 0003258063-01

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 MEETING** in the matter of **REG MTG BOS 2/19/20** was published in said newspaper on **02/10/2020**.

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Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or  
☐ online notarization

FEB 10 2020

this \_\_\_\_\_ day of \_\_\_\_\_

by Melissa Rhinehart who is personally known to  
me or who has produced as identification

Kimberly M Reese  
(Signature of Notary Public)

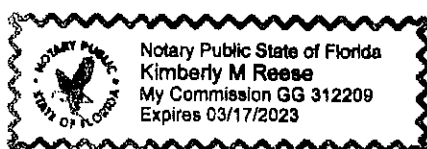
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James Perry  
District Manager  
0003258063 February 10, 2020





Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256  
904-356-5300 • Fax: 904-353-1499 • Toll Free: 800-226-5305  
www.turnerpest.com

## Service Slip/Invoice

INVOICE: 6346446  
DATE: 1/8/2020  
ORDER: 6346446

Bill To: [275347]  
Rivers Edge CDD  
Jason Davidson  
475 West Town Place  
Suite 114  
Saint Augustine, FL 32092-3648

Work Location: [275347] 904-679-5733  
RiverClub(RECDD 2)  
Robert Beladi  
160 Riverglade Run  
Saint Johns, FL 32259

1-32-572-435  
11

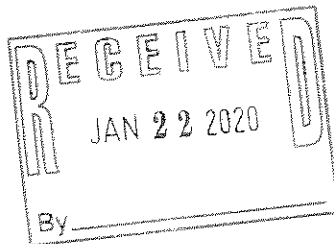
| Work Date      | Time     | Target Pest           | Technician | Time In  |
|----------------|----------|-----------------------|------------|----------|
| 1/8/2020       | 12:23 PM | ANTS, FIRE ANT, MICE, |            | 12:23 PM |
| Purchase Order | Terms    | Last Service          | Map Code   | Time Out |
|                | NET 30   | 1/8/2020              |            | 01:00 PM |

| Service | Description                               | Price                       |
|---------|---|-----------------------------|
| CPCM    | Commercial Pest Control - Monthly Service | 95.00                       |
|         |   | <b>SUBTOTAL</b> \$95.00     |
|         |   | <b>TAX</b> \$0.00           |
|         |   | <b>AMT. PAID</b> \$0.00     |
|         |   | <b>TOTAL</b> \$95.00        |
|         |   | <b>AMOUNT DUE</b> \$95.00   |
|         |   |                             |
|         |   | TECHNICIAN SIGNATURE        |
|         |   |                             |
|         |   | Jason<br>CUSTOMER SIGNATURE |

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

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

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



INVOICE  
VAK PAK INC.  
Manufacturing

"THE name in Quality Swimming pool.  
Fountain and Water Feature Systems"  
Phone: (904) 353-4403  
Fax: (904) 358-2014  
Email:

Number: 26395  
Page: 1  
Date: 01/17/20

1.32.572.60  
78

Sold To Cust No RIVCDD

Ship To

RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114

Shipped Via: JOB NAME/P O # : Our Reference #: Salesperson Ordered By:  
RIVERCLUB KC

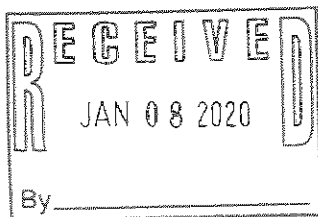
| Item Number | Description                             | Shipped | Unit Price | Extended |
|-------------|---|---------|------------|----------|
|             | DATE OF SERVICE: 01/17/20 BY JON HICKEN |         |            | 1145.00  |
|             | ADDED AUTOFILL (OPTION #2)              |         |            |          |

Repair & Replace  
GRE CDD 2

\*\* Thank You For Your Business \*\*

Sub-Total : 1145.00  
Tax : 0.00  
Total : 1145.00  
Paid :

RECEIVED BY



## Invoice

Invoice #: 2017B

Date: 01/02/2020

Customer PO:

DUE DATE: 02/01/2020

### BILL TO

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

### FROM

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

1.32.572.461  
51

### DESCRIPTION

#57 - Standard Maintenance Contract January 2020

Keystone Corners

### Invoice Notes:

Thank you for your business!

### AMOUNT

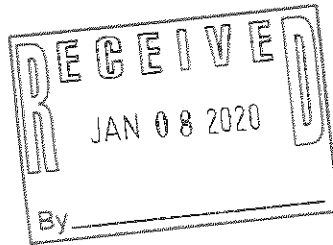
\$42,058.93

\$3,919.58

### AMOUNT DUE THIS INVOICE

\$45,978.51

Monthly Services  
charges For January  
(REDD shared)  
AT



## Invoice

Invoice #: 1955

Date: 12/31/19

Customer PO:

DUE DATE: 01/30/2020

### BILL TO

RECDD 2  
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

#1844 - PlayPark Mulch at RiverClub  
This is to replenish settled mulch at PlayPark.  
*Landscape Enhancement*

### AMOUNT

\$2,920.00

### Invoice Notes:

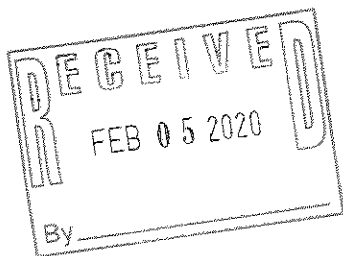
Thank you for your business!

AMOUNT DUE THIS INVOICE

\$2,920.00

Mulch Replenish AT  
Play Park AT RiverClub  
(RECDD2)





## Invoice

Invoice #: 2230B

Date: 02/01/2020

Customer PO:

DUE DATE: 03/02/2020

### BILL TO

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

### FROM

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

1.32.572.461  
51

### DESCRIPTION

#57 - Standard Maintenance Contract February 2020

Keystone Corners

### Invoice Notes:

Thank you for your business!

### AMOUNT

\$42,058.93

\$3,919.58

### AMOUNT DUE THIS INVOICE

\$45,978.51

(RECEIVED)  
TW



## Invoice

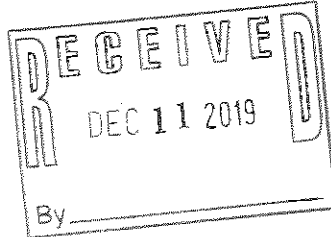
Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 250  
Jacksonville FL 32202

Invoice #  
Date

363884  
11/30/2019

Terms  
Due Date  
Memo

Net 30  
12/30/2019  
Pass Thru RECDDII



### Bill To

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

| Description  | Quantity | Rate | Amount   |
|--|----------|------|----------|
| Billable Expenses  |          |      |          |
| M. Pollicino - Publix; Putty for hanging Veteran photos. <i>SE</i>                         |          |      | 3.62     |
| M. Pollicino - Walgreens; Halloween Candy <i>SE</i>  |          |      | 5.32     |
| M. Pollicino - Amazon; Decoration for holiday party. <i>SE</i>                             |          |      | 20.56    |
| M. Pollicino - Amazon; Movies for Nov and Dec movie nights. <i>SE</i>                      |          |      | 27.46    |
| M. Pollicino - Constant Contact; Email Communication Marketing Tool. <i>OS</i>             |          |      | 35.00    |
| M. Pollicino - Constant Contact; Mass email communication. (Receipt Total <i>OS</i> \$70)  |          |      | 35.00    |
| M. Pollicino - Walmart; Items for Christmas event. <i>SE</i>                               |          |      | 35.68    |
| M. Pollicino - Walgreens; Gift cards for trivia night. <i>SE</i>                           |          |      | 64.85    |
| J. Davidson - BF Plumbing; Replacement of Gas Valve for Fire Pit (RECDD II) <i>RR</i>      |          |      | 562.00   |
| Z. Davidson - Under Pressure; Standard Capacity system for the fire pit (RECDD2) <i>RR</i> |          |      | 1,112.00 |
| Total Billable Expenses  |          |      | 1,901.49 |

Total \$1,901.49

# Publix

For questions or comments, please call  
1-800-368-8888 or visit us online at  
publix.com

Publix Super Market  
10000 W. 11th Ave., Suite 100  
Miami, FL 33156

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10000 W. 11th Ave., Suite 100  
Miami, FL 33156

Publix Super Market  
10000 W. 11th Ave., Suite 100  
Miami, FL 33156

362

# Walgreens

#09014 2839 COUNTY ROAD 210 W  
JACKSONVILLE, FL 32259  
904-287-5476

455 5980 0022 10/31/2019 8:06 AM

<< BUY 1 GET 1 EQUAL/LESS VALUE FREE >>  
(H)100 GRAND FUN SIZE 100Z  
09990097241 A 4.99  
RETURN VALUE 2.49  
(H)HERSHEY KIT KAT DRK CHC 9.80Z  
03400007736 A 0.00  
REGULAR PRICE 4.99  
REWARDS SAVINGS 4.99  
RETURN VALUE 2.50  
HERSHEY S M/C S/SZ BG 10.30Z DISP  
03400007053 A 4.99  
RETURN VALUE 2.49  
HERSHEY S M/C S/SZ BG 10.30Z DISP  
03400007053 A 0.00  
REGULAR PRICE 4.99  
REWARDS SAVINGS 4.99  
RETURN VALUE 2.50

1/2 CDD I e/II  
\$5.32

\*\*\*\*\*

|                  |       |
|------------------|-------|
| SUBTOTAL         | 9.98  |
| SALES TAX A=6.5% | 0.65  |
| TOTAL            | 10.63 |
| AMEX ACCT 2404   | 10.63 |
| CHANGE           | .00   |

AID A000000025010801  
AMERICAN EXPRESS  
Integrated chip card

BALANCE REWARDS SAVINGS 9.98

THANK YOU FOR SHOPPING AT WALGREENS

REDEEM 4,000 POINTS FOR A REWARD OF \$4  
OFF YOUR NEXT PURCHASE! POINTS CANNOT  
BE REDEEMED ON SOME ITEMS. FOR FULL  
DETAILS SEE WALGREENS.COM/BALANCE

RFN# 09D1-4225-9806-1910-3103



\*\*\*\*\*



|                          |           |
|--------------------------|-----------|
| TOTAL SAVINGS            | \$9.98    |
| SAVINGS VALUE            | 50%       |
| POINT BALANCE            | 4580      |
| BALANCE REWARDS ACCT #   | *****2513 |
| OPENING BALANCE          | 4470      |
| EVERYDAY POINTS - RETAIL | 90        |
| CLOSING BALANCE          | 4560      |

\*\*\*\*\*

How are we doing?  
Enter our monthly sweepstakes for  
\$3,000 cash

Visit

11/13/2019

Amazon.com - Order 111-9026609-6565042

**amazon.com**

**Details for Order #111-9026609-6565042**

[Print this page for your records.](#)

**Order Placed:** November 13, 2019  
**Amazon.com order number:** 111-9026609-6565042  
**Order Total:** \$20.56

**Not Yet Shipped**

| <b>Items Ordered</b>   | <b>Price</b> |
|--|--------------|
| 2 of: <i>TopSoon Barricade Tape Striped Caution Tape Red and White Flagging Tape 2.8-Inch by 660-Foot Non-Adhesive</i> | \$10.28      |
| Sold by: Henan Yinfeng Plastic Co., Ltd ( <a href="#">seller profile</a> )   |              |
| 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

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

|                                |                |
|--------------------------------|----------------|
| Item(s) Subtotal:              | \$20.56        |
| Shipping & Handling:           | \$0.00         |
| -----                          |                |
| Total before tax:              | \$20.56        |
| Estimated tax to be collected: | \$0.00         |
| -----                          |                |
| <b>Grand Total:</b>            | <b>\$20.56</b> |

To view the status of your order, return to [Order Summary.](#)

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**amazon.com****Details for Order #113-5474372-4124267**Print this page for your records.**Order Placed:** November 4, 2019**Amazon.com order number:** 113-5474372-4124267**Order Total: \$27.46****Not Yet Shipped****Items Ordered****Price**1 of: *Elf (Infinifilm Edition)*, David Berenbaum

\$5.79

Sold by: Amazon.com Services, Inc

Condition: New

1 of: *Frozen*, Kristen Bell

\$19.99

Sold by: Amazon.com Services, Inc

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: \$25.78

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$25.78

Estimated tax to be collected: \$1.68

-----

**Billing address**Jason Davidson  
245 Riverside Ave  
Jacksonville, FL 32202  
United States**Grand Total: \$27.46**To view the status of your order, return to [Order Summary](#).

## Marcy Pollicino

---

**From:** Constant Contact Billing <notification@constantcontact.com>  
**Sent:** Wednesday, November 27, 2019 4:18 AM  
**To:** Marcy Pollicino  
**Subject:** Constant Contact Payment Receipt for Marcy Pollicino

Thank you for your recent payment. Your payment receipt is found below.



### Payment Receipt for November 27, 2019

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

**Today's Date:** November 27, 2019  
**Payment Date:** November 27, 2019  
**Payment Method:** American Express (last 4 digits: 1406)  
**User Name:** rivertown\_community

Thank you for your payment!

| Description                  | Amount Paid |
|------------------------------|-------------|
| Payment - Credit Card - 1406 | \$70.00     |

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

Note you can continue to view payment receipts online. Log into your Constant Contact account, click the My Account link in the upper right hand corner of the Home page, and choose the View Payment Receipts option.

You may also use the Opt In/Out of Payment Receipt E-Mails link on the My Account page to opt out of receiving payment receipt emails in the future.

We appreciate your business.

Best Regards,  
Constant Contact Billing  
1601 Trapelo Road, Suite 329 - Waltham, MA 02451

Questions? Please give us a call!  
US / Canada Toll Free: (855) 229-5506  
UK Toll Free: 0808-234-0942  
Outside US / Canada: 0808-234-0945

Need to cancel your account? Just give us a call!  
US / Canada Toll Free: 855-229-5506  
UK Toll Free: 0808-234-0945  
Outside US / Canada: +1 781-472-8120

Please do not reply to this email, as the reply address does not go to a monitored mailbox. If you have additional questions, please visit our Help Center at <http://www.constantcontact.com/help>.

See back of receipt for your chance  
to win \$1000 ID #: N7YSSB1M4H

**Walmart** \*

904 417 1668 Mr: RONDI JO SMITH  
845 DARDIN PAVILION DR  
ST. JOHNS, FL 32259

|               |                |        |           |
|---------------|----------------|--------|-----------|
| SIN 00928     | OP# 009032     | LEN 32 | IR# 00399 |
| VIC 60X84     | 002833270152   |        | 3.96 X    |
| GV OATMEAL    | 007874237104 F |        | 2.46 0    |
| GV OATMEAL    | 007874237104 F |        | 2.46 0    |
| GV OATMEAL    | 007874237104 F |        | 2.46 0    |
| GV OATMEAL    | 007874237104 F |        | 2.46 0    |
| GV OATMEAL    | 007874237104 F |        | 2.46 0    |
| GL IR SIAG    | 072722363767   |        | 1.98 X    |
| GL IR SIAG    | 072722363767   |        | 1.98 X    |
| GL IR SIAG    | 072722363767   |        | 1.98 X    |
| DR MINT CN    | 004142075010 F |        | 3.98 X    |
| DR MINT CN    | 004142075010 F |        | 3.98 X    |
| DR MINT CN    | 004142075010 F |        | 3.98 X    |
| SUBTOTAL      |                |        | 34.14     |
| TAX 1 6.500 % |                |        | 1.43      |
| PIF 0.500 %   |                |        | 0.11      |
| TOTAL         |                |        | 35.68     |
| AMEX TEND     |                |        | 35.68     |

AMERICAN EXPRESS \*\*\* 404 1 0  
APPROVAL # 803342  
REF # 000100166106  
TRANS ID 0073905/4897870  
AID 000000025010801  
IC CCB87A0C8C6C898  
TERMINAL # SC010778  
\*NO SIGNATURE REQUIRED

11/16/19 08:56:27  
CHANGE DUE 0.00

PIF Notice

YOUR RECEIPT CONTAINS A 0.50% PUBLIC  
INFRASTRUCTURE FEE, PAYABLE TO THE  
DPI COMMUNITY DEVELOPMENT DISTRICT.  
THE FEE IS COLLECTED AND USED TO  
FINANCE PUBLIC IMPROVEMENTS IN THE  
DISTRICT. THIS FEE IS NOT A TAX AND  
IS CHARGED IN ADDITION TO SALES TAX.  
THIS FEE BECOMES PART OF THE SALES  
PRICE AND IS SUBJECT TO SALES TAX.

# ITEMS SOLD 12

IC# 1376 5197 7770 1094 9361



THANK YOU FOR SHOPPING WITH US  
11/16/19 08:56:28

\*\*\*CUSTOMER COPY\*\*\*

Scan with Walmart app to save receipts







1050 4 2303 COUNTY ROAD 210 W  
LAKELAND, FL 32259  
800-367-5478

455 1324 1321 11/15/2019 8:12 AM

|                                    |        |
|------------------------------------|--------|
| VANILLA VISA GIVE 2016 VGC GIFT CD |        |
| 6052121001131110                   | 75.00  |
| VANILLA VISA FEE 1.95              |        |
| 80000000021                        | 5.95   |
| VANILLA VISA GIFT PIX \$50         |        |
| 8055120123030359                   | 50.00  |
| VANILLA VISA FEE 4.95              |        |
| 800000000371                       | 4.95   |
| VANILLA VISA GIFT PIX \$25         |        |
| 6052121001131110                   | 25.00  |
| VANILLA VISA FEE 3.95              |        |
| 800000000371                       | 3.95   |
| TOTAL                              | 164.85 |
| CASH                               | 100.00 |
| AMEX ADJ 1404                      | 84.85  |
| CHANGE                             | .00    |

AID ADDON(025113)  
AMERICAN EXPRESS  
Integrated print: print

THANK YOU FOR SHOPPING AT WALGREENS

REDEEM 5,000 POINTS FOR A REWARD OF \$5  
OFF YOUR NEXT PURCHASE. POINTS CANNOT  
BE REDEEMED ON SOME ITEMS. FOR FULL  
DETAILS SEE WALGREENS.COM/BALANCE

REF# 0901-4210-624-1911-1503



\*\*\*\*\* 123456789 \*\*\*\*\*



POINT BALANCE 5180

BALANCE FORWARD ADJ # \*\*\*\*\*2513

\*\*\*\*\* 123456789 \*\*\*\*\*

How are we doing?  
Enter your code / sweepstakes for  
\$3,000 cash

visit  
WWW.WALGREENSLISTENS.COM

or call toll free  
1-800-219-7451

within 72 hours to take a short  
survey about this Walgreens visit

CODE#  
0901-4210-624

PASSWORD  
2191-1150-326

For contest rules, see store or  
WWW.WALGREENSLISTENS.COM



Fenwick Plumbing Services LLC  
 1111 Colburn Rd. Suite 100  
 St. Augustine, FL 32092  
 (904) 286-1111  
 www.fenwickplumbing.com  
 fenwickplumbing@gmail.com

**BILL TO**  
 Riversedge CDD  
 475 West Town Place #114  
 St. Augustine, FL 32092 USA

**INVOICE**  
 206725

**INVOICE DATE**  
 Nov 26, 2019

**JOB ADDRESS**  
 Rivertown  
 140 Landing Street  
 Saint Johns, FL 32259 USA

**Completed Date:**  
**Payment Term: Due Upon Receipt**

**DESCRIPTION OF WORK**

Installed owner supplied smart weather electronic ignition system  
 On existing firepit burner

| TASK | DESCRIPTION  | QTY  | PRICE    | TOTAL    |
|------|--|------|----------|----------|
| PSC3 | Dispatch Fee:<br>Fee to come out and diagnose                        | 1.00 | \$89.00  | \$89.00  |
| E001 | Plumbing Estimate for Repairs:<br>installed Owner supplied gas valve | 1.00 | \$473.00 | \$473.00 |

| PAID ON    | TYPE             | AMOUNT   |
|------------|------------------|----------|
| 11/26/2019 | American Express | \$562.00 |

**SUB-TOTAL** \$562.00  
**TAX** \$0.00

**TOTAL DUE** \$562.00  
**PAYMENT** \$562.00

**BALANCE DUE** \$0.00

Thank you for choosing Fenwick Plumbing Services LLC.  
 We appreciate your business!  
 CUSTOMER AUTHORIZATION



## Invoice

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

Invoice #  
Date

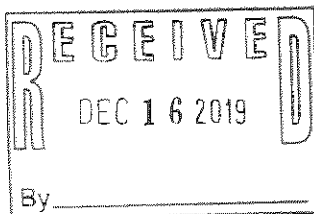
364037  
11/30/2019

Terms  
Due Date  
Memo

Net 30  
12/30/2019  
August-October RiverC...

### Bill To

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



1-32-572-53  
10

| Description                            | Quantity | Rate     | Amount   |
|--|----------|----------|----------|
| Riverclub Cafe Reconciliation November | 1        | 3,587.81 | 3,587.81 |

Thank you for your business.

**Total** \$3,587.81

[illegible]



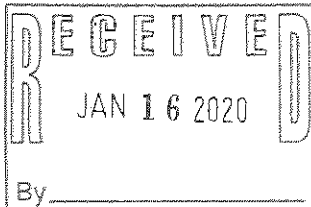
## Invoice

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

Invoice # 365050  
Date 12/31/2019  
Terms Net 30  
Due Date 1/30/2020  
Memo Pass thru Dec CDDII

**Bill To**

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



| Description  | Quantity | Rate | Amount |
|--|----------|------|--------|
| Billable Expenses  |          |      |        |
| M. Pollicino - Walmart; Sugar and half & half for the café. <i>SE</i>                    |          |      | 35.38  |
| M. Pollicino - Publix; Items for ladies Christmas lunch. <i>SE</i>                       |          |      | 36.01  |
| Z. Davidson - Fed Ex; Return label back to RiverClub for firepit part (RECDD2) <i>RR</i> |          |      | 60.88  |
| Z. Davidson - Fed Ex; Fire pit part sent back (RECDD2) <i>RR</i>                         |          |      | 86.35  |
| Total Billable Expenses  |          |      | 218.62 |

**Total** \$218.62

See back of receipt for your chance  
to win \$1000 ID #: 788870311G

**Walmart\***

904 417 9688 Mr. ROBERT JO SMITH  
845 DRAVIN PAVILION DR  
ST. JOHNS, FL 32259

|                                       |        |
|---------------------------------------|--------|
| STH 00028 0PM 009036 IL# 36 TR# 03088 |        |
| LOL PC 48CT 003450063247 F            | 4.48 N |
| LOL PC 48CT 003450063247 F            | 4.48 N |
| LOL PC 48CT 003450063247 F            | 4.48 N |
| LOL PC 48CT 003450063247 F            | 4.48 N |
| SIR PK1 100 004480000141 F            | 3.18 N |
| SIR PK1 100 004480000141 F            | 3.18 N |
| SIR PK1 100 004480000141 F            | 3.18 N |
| GW SACHA 200 007874212406 F           | 3.96 N |
| GW SACHA 200 007874212406 F           | 3.96 N |
| SUBTOTAL                              | 35.38  |
| TOTAL                                 | 35.38  |
| AMEX ICAD                             | 35.38  |

AMERICAN EXPRESS \*\*\* XXXX AXK2 404 1 0  
APPROVAL # 885817  
REF # 000100212307  
TRANS ID 007672646756279  
AID 000000025010801  
ID 06A407C08H730059  
TERMINAL # SC010813  
\*NO SIGNATURE REQUIRED\*

12/07/19 06:46:44

CHANGE DUE 0.00

# ITEMS SOLD 9

ICB 0212 2834 1118 6801 9456



THANK YOU FOR SHOPPING WITH US

12/07/19 06:46:44

\*\*\*CUSTOMER COPY\*\*\*

Scan with Walmart app to save receipts



# Publix

John's Creek Center  
2845 County Rd. 210 W  
St. Johns, FL 32259

Store Manager: Pete Muller  
904-230-3939

|                    |          |
|--------------------|----------|
| PUR ED 90Z PPR CUP | 2.69 T   |
| EZ ROUND CARK PAN  | 0.99 I   |
| You Saved          | 0.60     |
| PUB DRINKWARE CANS | 10.69 I  |
| WHITE FETA P GRG   | 3.42 I I |
| You Saved          | 0.29     |
| WHITE FETA P GRG   | 3.15 I I |
| You Saved          | 0.27     |
| WHITE FETA P GRG   | 3.06 I I |
| You Saved          | 0.25     |
| PUR BOT FLA SWT G  | 2.99 I I |
| PUR LEMONADE GRG   | 2.99 I I |
| PUR FLA ORNGR GRG  | 2.99 I I |
| PUR DRINKING WATER | 0.90 I   |

|             |        |       |
|-------------|--------|-------|
| Order Total | 33.86  |       |
| Sales Tax   | 2.15   |       |
| Grand Total | 36.01  |       |
| Credit      | Paymen | 36.01 |
| Change      | 0.00   |       |

## Savings Summary

|                            |      |
|----------------------------|------|
| Special Price Savings      | 1.42 |
| *****                      |      |
| * Your Savings at Publix * |      |
| * 1.42 *                   |      |
| *****                      |      |

## PRESS10!

Trace #: 080585  
Reference #: 1634709293  
Auth #: XXXXX/XXXXX2404  
Purchase American Express  
Amount: \$36.01  
Auth #: 882528

|                  |                  |
|------------------|------------------|
| CREDIT CARD      | PURCHASE         |
| AMERICAN EXPRESS | AMERICAN EXPRESS |
| Entry Method:    | Chip Read        |
| Mode:            | Issued           |

Your cashier was Courtney K.

12/10/2014 6:19 STORE PURCHASE

Explore the many ways to save at Publix.  
View bargains at [publix.com/savings16](http://publix.com/savings16)

Publix Super Markets, Inc.

**Zach Davidson**

---

**From:** Zach Davidson <zdavidson716@gmail.com>  
**Sent:** Thursday, January 02, 2020 2:58 PM  
**To:** Zach Davidson  
**Subject:** Fwd: Requested Information

----- Forwarded message -----

**From:** Zach Davidson <zdavidson716@gmail.com>  
**Date:** Thu, Jan 2, 2020, 2:44 PM  
**Subject:** Fwd: Requested Information  
**To:** <zdavidson@vestapropertyservices.com>

----- Forwarded message -----

**From:** <no-reply@fedex.com>  
**Date:** Thu, Jan 2, 2020, 2:41 PM  
**Subject:** Requested Information  
**To:** <ZDAVIDSON716@gmail.com>

January 2, 2020

VESTA PROPERTY SERVICES  
VESTA PROPERTY SERVICES  
245 RIVERSIDE AVE  
JACKSONVILLE, FL 322024944  
US

Dear VESTA PROPERTY SERVICES,

Recently, you asked us for information. Here is our response to your inquiry.

Enclosed is a copy of the information that you requested.

| Airbill Nbr  | Balance | Customer Nbr | Invoice Nbr | Payment |
|--------------|---------|--------------|-------------|---------|
| 791010274804 | \$60.88 | 6915-2027-7  | 4-988-8543  | \$60.88 |

If you have questions, you can reach us at 1-800-622-1147. We appreciate your business and look forward to meeting your future shipping needs.





**FedEx Office**

Address: 10400 SAN JOSE BLVD  
JACKSONVILLE  
FL 32257  
Location: NRBKK  
Device ID: BTC01  
Transaction: 940248639448

FedEx 2Day AM  
778365950385 3.2 lbs. (S) \$86.35  
Declared Value 100

Recipient Address:  
ATTN LUPA  
THE OUTDOOR PLUS  
235 E MAIN ST  
ONTARIO, CA 91761-1643  
9094805579

Scheduled Delivery Date 12/02/2019

Pricing option:  
STANDARD RATE

Package Information:  
Your Packaging  
13 x 13 x 8

\*\*Return Shipment\*\*

FedEx 2Day AM  
791010274804 3.2 lbs. (S) \*\*\*  
Declared Value 100

Pricing option:  
STANDARD RATE

Package Information:  
Your Packaging

FedEx SENDER Account  
\*\*\*\*\*0277

Shipment subtotal: \$86.35

Total Due: \$86.35

FedEx SENDER Account  
\*\*\*\*\*0277



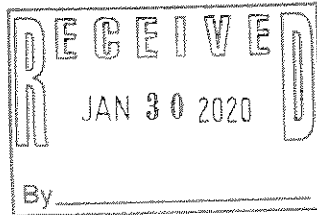
## Invoice

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

Invoice # 365243  
Date 2/1/2020  
Terms Net 30  
Due Date 3/2/2020  
Memo Rivers Edge CDDII

### Bill To

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



| Description                 | Quantity | Rate | Amount   |
|-----------------------------|----------|------|----------|
| Field Operations Manager    | 1        |      | 2,639.38 |
| 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 |

Thank you for your business.

**Total** \$23,798.13