

*Rivers Edge II*  
*Community Development District*

*September 14, 2022*

## *AGENDA*

**Rivers Edge II  
Community Development District**

475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
[www.RiversEdge2CDD.com](http://www.RiversEdge2CDD.com)

---

September 7, 2022

Board of Supervisors  
Rivers Edge II Community Development District  
**Call In #: 1-888-394-8197 Code: 642203**

Dear Board Members:

The Rivers Edge II Community Development District Board of Supervisors Meeting is scheduled to be held on **Wednesday, September 14, 2022 at 5:00 p.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes of the August 17, 2022 Meeting
- IV. Acceptance of the Fiscal Year 2021 Audit Report
- V. Public Hearings for the Purpose of Adopting a Budget and Imposing Operations and Maintenance Assessments for Fiscal Year 2023
  - A. Consideration of Resolution 2022-16, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2023
  - B. Consideration of Resolution 2022-17, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2023
  - C. Consideration of Funding Agreement for Fiscal Year 2023 with Mattamy Jacksonville
- VI. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
  - D. General Manager

1. Operations Report
2. Landscape Update - VerdeGo Performance Report
3. Pond Service Report

E. Landscape Team - Report

VII. Other Business

VIII. Financial Reports

- A. Balance Sheet and Statement of Revenues and Expenditures
- B. Consideration of Funding Request No. 46
- C. Check Register

IX. Supervisors' Requests and Audience Comments

- X. Next Scheduled Meeting – October 14, 2022 at 10:00 a.m. the RiverTown Amenity Center

XI. Adjournment

## *MINUTES*

MINUTES OF MEETING  
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rivers Edge II Community Development District was held on Wednesday, August 17, 2022 at 10:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.

Present and constituting a quorum were:

DJ Smith	Chairman
Jason Thomas	Vice Chairman
Amber King	Supervisor
Adam Davis	Supervisor

Also present were:

Jim Perry	District Manager
Jennifer Kilinski	District Counsel
Ryan Stilwell	District Engineer
Jason Davidson	Vesta
Johnathan Perry	Vesta
Clint Waugh	Vesta
Dan Fagen	Vesta
Erik Olsen	Vesta
Bruno Perez	VerdeGo
Trey Sterling	VerdeGo
Billy Genovese	VerdeGo
Marilee Giles	GMS
Marisa O'Conner	KE Law Group

The following is a summary of the discussions and actions taken at the August 17, 2022 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Jim Perry called the meeting to order at 10:00 a.m.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Chris Henderson**

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Chris Henderson's resignation was accepted.

#### **FOURTH ORDER OF BUSINESS**

#### **Approval of the Minutes of the July 15, 2022 Special Joint Meeting and Special Board of Supervisors meeting**

Mr. Smith stated that his title is notated as Vice Chairman within both sets of minutes, and his title should be Chairman.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the minutes of the July 15, 2022 special joint meeting and special Board of Supervisors meeting were approved as revised.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Proposals (Cost Share)**

##### **A. Ponds**

- 1. Pond 15 Watersong**
- 2. Ponds WW, XX and CR6**
- 3. Ponds ZZ and AAA**

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor accepting maintenance responsibility for ponds 15, WW, XX, CR6, ZZ and AAA was approved.

##### **B. Landscaping**

- 1. Aerate and Topdress Ruscan Drive Park**

This item was deferred to allow for further review by the District Engineer.

- 2. Replace Trees on Rambling Water**

A copy of a proposal from VerdeGo totaling \$3,361.22 was included in the agenda package for the Board's review. Mr. Smith asked why the holly trees are needing to be replaced. Mr. Perez responded that the trees were planted close together and the soil is not very conducive to growth.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor proposal 8925 from VerdeGo for replacement of trees on Rambling Water was approved.

**3. Install Plants in RiverHouse Raised Planter**

Mr. Jim Perry noted this item has already been taken care of by VerdeGo at no extra cost to the District.

**4. Repair, Grade and Irrigation, Add Sod at RiverHouse Mound**

A copy of the proposal totaling \$3,725.08 was included in the agenda for the Board's review.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor proposal 8939 from VerdeGo to repair the RiverHouse mound was approved.

**SIXTH ORDER OF BUSINESS**

**Discussion on the Fiscal Year 2023 Budget**

Mr. Jim Perry noted there have been no changes to the budget to review as of yet, however based on a discussion that took place during the Rivers Edge III CDD meeting, staff will get with the District Engineer to provide for any new areas projected to come online in the budget.

**SEVENTH 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**

**1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2023**

Mr. Jim Perry stated based on discussions at the Rivers Edge III CDD meeting, the December meeting date will be moved up to December 14, 2022.



On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the Fiscal Year 2023 meeting schedule was approved as revised.

**2. Discussion on Date for Special Joint Meeting to Consider Landscape & Irrigation Maintenance Proposals**

Mr. Jim Perry stated based on discussions at the Rivers Edge III CDD meeting the joint special meeting will be scheduled for September 7, 2022 at 9:30 a.m. at the same location.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor setting a joint special meeting on September 7, 2022 at 9:30 a.m. at 156 Landing Street, St. Johns, Florida was approved.

**D. General Manager**

**1. Operations Report**

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

**2. Landscape Update**

**a. VerdeGo Performance Report**

A copy of the notes provided by onsite staff regarding VerdeGo's performance over the last month was included in the agenda package for the Board's review. Mr. Davidson noted average performance was at 75% for the month, however communication has improved and VerdeGo is trending in the 80-percentile range for August.

**b. Consideration of Issuing Letter of Deficiency**

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor releasing payment for July's invoices and withholding payments on subsequent invoices until further notice was approved.

**3. Pond Service Report**

A copy of pond maintenance report was included in the agenda package for the Board's review.

**E. Landscape - Report**

A copy of the landscape maintenance report was included in the agenda package.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet and Statement of Revenues and Expenditures**

Mr. Jim Perry stated that for the café sales and revenues there are several months where they were netted rather than grossed up. He has the necessary reports from Mr. Davidson and is working with the accountant on correcting future financials.

Mr. Thomas asked for a reconciliation between the financial statements and the café reports.

**B. Consideration of Funding Request No. 45**

A copy of funding request number 45 totaling \$256,937.19 was included in the agenda package. Mr. Jim Perry noted the funding request would be adjusted to remove invoice 8954B from VerdeGo prior to processing.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor funding request number 45 was approved subject to removal of VerdeGo's invoice 8954B.

**C. Check Register**

A copy of the check register totaling \$85,816.79 was included in the agenda package.

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

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

There were no audience comments.

Mr. Smith stated that every year there is an issue with resident's decorating their own community entrances. He asked if anything is being done this year to ensure that doesn't happen, and if it does, what corrective actions will be taken. Mr. Davidson stated that he could bring back suggestions to the Board. Ms. Kilinski suggested adding a discussion to a joint meeting agenda to discuss the issue with the Rivers Edge CDD board.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting - September 14,  
2022 at 5:00 p.m. at the RiverTown  
Amenity Center**

Mr. Jim Perry noted the addition of the special joint meeting on September 7, 2022 at 9:30 a.m.

**TWELFTH ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the meeting was adjourned.

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## *FOURTH ORDER OF BUSINESS*

**River's Edge II Community  
Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2021**

**River's Edge II Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2021**

**TABLE OF CONTENTS**

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-8
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements:	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	15
Notes to Financial Statements	16-31
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	32-33
MANAGEMENT LETTER	34-37
INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	38



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
River's Edge II Community Development District  
St. Johns County, Florida

### Report on the Financial Statements

We have audited the accompanying basic financial statements of River's Edge II Community Development District as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart



To the Board of Supervisors  
River's Edge II Community Development District

## Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of River's Edge II Community Development District as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economical or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

## Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated August 16, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering River's Edge II Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

August 16, 2022



**River's Edge II Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2021**

Management's discussion and analysis of River's Edge II Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**River's Edge II Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including buildings and improvements, and improvements other than buildings, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2021.

- ◆ The District's total assets were exceeded by total liabilities \$(849,197) (net position). Unrestricted net position for Governmental Activities was \$10,101. Net Investment in Capital Assets was \$(859,298).
- ◆ Governmental activities revenues totaled \$2,618,227 while governmental activities expenses totaled \$3,288,016.

**River's Edge II Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2021</b>	<b>2020</b>
Current assets	\$ 349,745	\$ 413,590
Restricted assets	1,587,533	391,566
Capital assets	14,720,165	6,630,017
Total Assets	<u>16,657,443</u>	<u>7,435,173</u>
Current liabilities	786,237	564,581
Non-current liabilities	16,720,403	7,050,000
Total Liabilities	<u>17,506,640</u>	<u>7,614,581</u>
Net investment in capital assets	(859,298)	(534,983)
Restricted debt service	-	257,476
Restricted capital projects	-	5,302
Net position - unrestricted	10,101	92,797
Total Net Position	<u>\$ (849,197)</u>	<u>\$ (179,408)</u>

The increase in restricted assets is related to the increase in reserve funds and capitalized interest and the increase in the construction account in the current year.

The increase in capital assets is related to the 2021 capital project.

The increase in total liabilities is primarily related to the issuance of long-term debt during the current year.

**River's Edge II Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

	<b>Governmental Activities</b>	
	<b>2021</b>	<b>2020</b>
Program Revenues		
Charges for services	\$ 1,223,116	\$ 74,489
Grants and contributions	1,389,509	1,460,655
General Revenues		
Miscellaneous revenues	5,288	6,205
Investment earnings	314	62
Total Revenues	<u>2,618,227</u>	<u>1,541,411</u>
Expenses		
General government	160,781	205,006
Physical environment	105,568	-
Culture/recreation	2,143,638	1,479,951
Interest and other charges	<u>878,029</u>	<u>466,788</u>
Total Expenses	<u>3,288,016</u>	<u>2,151,745</u>
Change in Net Position	(669,789)	(610,334)
Net Position - Beginning of Year	<u>(179,408)</u>	<u>430,926</u>
Net Position - End of Year	<u><u>\$ (849,197)</u></u>	<u><u>\$ (179,408)</u></u>

The increase in charges for services is related to an increase in special assessments and café revenues in the current year.

The increase in physical environment is related to the increase in depreciation in the current year.

The increase in culture recreation is mainly related to the increase in café and landscape expenses in the current year.

The increase in interest and other charges is mainly related to this is the first year of interest expenses.

**River's Edge II Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2021 and 2020.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2021</u>	<u>2020</u>
Buildings and improvements	\$ 7,145,562	\$ 7,145,562
Improvements other than buildings	8,433,901	-
Accumulated depreciation	(859,298)	(515,545)
Total Capital Assets (Net)	<u>\$ 14,720,165</u>	<u>\$ 6,630,017</u>

The activity for the year consisted of \$343,753 in depreciation and additions to improvements other than buildings of \$8,433,901.

**General Fund Budgetary Highlights**

Actual governmental expenditures were more than final budgeted amounts primarily due to higher insurance, facility and maintenance staff, and cafe expenditures than were anticipated in the amended budget.

The 2021 budget was amended for increased landscape and café expenditures than were originally anticipated.

**Debt Management**

Governmental Activities debt includes the following:

In May 2020, the District issued \$7,165,000 Series 2020 Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the 2020 Project. As of September 30, 2021, the balance outstanding was \$7,050,000.

In April 2021, the District issued \$9,900,000 Series 2021 Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the 2021 project. As of September 30, 2021, the balance outstanding was \$9,900,000.

**River's Edge II Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Economic Factors and Next Year's Budget**

The District is not aware of any circumstances that would have a significant effect on the financial position or results of operations of the District in fiscal year 2022.

**Request for Information**

The financial report is designed to provide a general overview of River's Edge II Community Development District finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the River's Edge II Community Development District, Governmental Management Services, 219 East Livingston Street, Orlando, Florida 32801

**River's Edge II Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2021**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 66,494
Investments, at fair value	149,371
Accounts receivable	7,470
Special assessments receivable	2,266
Due from developer	120,161
Prepaid items	3,983
Total Current Assets	<u>349,745</u>
Non-current Assets	
Restricted assets	
Investments	1,587,533
Capital assets, being depreciated	
Buildings and improvements	7,145,562
Improvements other than buildings	8,433,901
Less: accumulated depreciation	<u>(859,298)</u>
Total Non-current Assets	<u>16,307,698</u>
Total Assets	<u>16,657,443</u>
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	154,306
Due to other governments	13,749
Accrued interest	298,182
Bonds payable - current portion	320,000
Total Current Liabilities	<u>786,237</u>
Non-current Liabilities	
Bonds payable, net	<u>16,720,403</u>
Total Liabilities	<u>17,506,640</u>
<b>NET POSITION</b>	
Net investment in capital assets	(859,298)
Unrestricted	10,101
Total Net Position	<u>\$ (849,197)</u>

*See accompanying notes.*

**River's Edge II Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2021**

<b><u>Functions/Programs</u></b>	<b><u>Expenses</u></b>	<b><u>Program Revenues</u></b>		<b>Net (Expense)</b>
		<b><u>Charges for</u></b>	<b><u>Operating</u></b>	<b>Revenues and</b>
		<b><u>Services</u></b>	<b><u>Grants and</u></b>	<b>Changes in</b>
			<b><u>Contributions</u></b>	<b>Net Position</b>
				<b><u>Governmental</u></b>
				<b><u>Activities</u></b>
Governmental Activities				
General government	\$ (160,781)	\$ 28,647	\$ 208,426	\$ 76,292
Physical environment	(105,568)	-	-	(105,568)
Culture/recreation	(2,143,638)	732,597	1,181,083	(229,958)
Interest and other charges	(878,029)	461,872	-	(416,157)
Total Governmental Activities	<u>\$ (3,288,016)</u>	<u>\$ 1,223,116</u>	<u>\$ 1,389,509</u>	<u>(675,391)</u>
 <b>General revenues:</b>				
				5,288
Miscellaneous revenues				314
Investment earnings				<u>5,602</u>
Total General Revenues				
				(669,789)
Change in Net Position				
				(179,408)
Net Position - October 1, 2020				<u>\$ (849,197)</u>
Net Position - September 30, 2021				

See accompanying notes.



**River's Edge II Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2021**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 66,494	\$ -	\$ -	\$ 66,494
Investments, at fair value	149,371	-	-	149,371
Accounts receivable	7,470	-	-	7,470
Assessments receivable	2,047	219	-	2,266
Due from other funds	1,138	-	-	1,138
Due from developer	120,161	-	-	120,161
Prepaid items	3,983	-	-	3,983
Restricted assets				
Investments, at fair value	-	863,094	724,439	1,587,533
Total Assets	<u>\$ 350,664</u>	<u>\$ 863,313</u>	<u>\$ 724,439</u>	<u>\$ 1,938,416</u>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable and accrued expenses	\$ 154,306	\$ -	\$ -	\$ 154,306
Due to other funds	-	-	1,138	1,138
Due to other governments	13,749	-	-	13,749
Total Liabilities	<u>168,055</u>	<u>-</u>	<u>1,138</u>	<u>169,193</u>
<b>FUND BALANCES</b>				
Nonspendable				
Prepaid items	3,983	-	-	3,983
Restricted				
Debt service	-	863,313	-	863,313
Capital projects	-	-	723,301	723,301
Unassigned	178,626	-	-	178,626
Total Fund Balances	<u>182,609</u>	<u>863,313</u>	<u>723,301</u>	<u>1,769,223</u>
Total Liabilities and Fund Balances	<u>\$ 350,664</u>	<u>\$ 863,313</u>	<u>\$ 724,439</u>	<u>\$ 1,938,416</u>

*See accompanying notes.*

**River's Edge II Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2021**

Total Governmental Fund Balances	\$ 1,769,223
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, including buildings and improvements, \$7,145,562, and improvements other than buildings, \$8,433,901, net of accumulated depreciation, \$(859,298), used in governmental activities are not current financial resources and, therefore, are not reported at the fund level.	14,720,165
Long-term liabilities, \$(16,950,000) net of bond premium, net, \$(90,403), are not due and payable in the current period and, therefore, are not reported at the fund level.	(17,040,403)
Accrued interest expense for long-term debt is not a current financial use and, therefore, is not reported at the fund level.	<u>(298,182)</u>
Net Position of Governmental Activities	<u><u>\$ (849,197)</u></u>

*See accompanying notes.*

**River's Edge II Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –**  
**GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2021**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 190,983	\$ 461,872	\$ -	\$ 652,855
Bondholder contribution	1,389,509	-	-	1,389,509
Charges for services	570,261	-	-	570,261
Investment earnings	5	164	145	314
Miscellaneous revenues	5,288	-	-	5,288
Total Revenues	<u>2,156,046</u>	<u>462,036</u>	<u>145</u>	<u>2,618,227</u>
Expenditures				
Current				
General government	160,781	-	-	160,781
Culture/recreation	1,905,453	-	-	1,905,453
Capital outlay	-	-	8,433,901	8,433,901
Debt service				
Principal	-	115,000	-	115,000
Interest	-	329,501	-	329,501
Other	-	-	380,475	380,475
Total Expenditures	<u>2,066,234</u>	<u>444,501</u>	<u>8,814,376</u>	<u>11,325,111</u>
Revenues over/(under) expenditures	89,812	17,535	(8,814,231)	(8,706,884)
Other Financing Sources/(Uses)				
Issuance of long-term debt	-	459,600	9,440,400	9,900,000
Bond premium	-	-	91,744	91,744
Transfers in	-	-	86	86
Transfers out	-	(86)	-	(86)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>459,514</u>	<u>9,532,230</u>	<u>9,991,744</u>
Net change in fund balances	89,812	477,049	717,999	1,284,860
Fund Balances - October 1, 2020	<u>92,797</u>	<u>386,264</u>	<u>5,302</u>	<u>484,363</u>
Fund Balances - September 30, 2021	<u>\$ 182,609</u>	<u>\$ 863,313</u>	<u>\$ 723,301</u>	<u>\$ 1,769,223</u>

*See accompanying notes.*

**River's Edge II Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2021**

Net Change in Fund Balances - Total Governmental Funds	\$ 1,284,860
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$8,433,901, exceeded depreciation, \$(343,753) in the current period.	8,090,148
The issuance of long-term debt, \$(9,900,000), and the associated bond premium, \$(91,744), are reflected as an other financing source at the fund level, however, they increase liabilities at the government-wide level.	(9,991,744)
Bond premium is amortized over the life of the loan at the government-wide level. This is the amount of current-year amortization.	1,341
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	(169,394)
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	<u>115,000</u>
Change in Net Position of Governmental Activities	<u><u>\$ (669,789)</u></u>

**River's Edge II Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –**  
**GENERAL FUND**

**For the Year Ended September 30, 2021**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 190,300	\$ 190,300	\$ 190,983	\$ 683
Bondholder contribution	1,129,450	1,309,801	1,389,509	79,708
Charges for services	200,000	414,317	570,261	155,944
Investment earnings	-	-	5	5
Miscellaneous revenues	7,000	5,291	5,288	(3)
Total Revenues	<u>1,526,750</u>	<u>1,919,709</u>	<u>2,156,046</u>	<u>236,337</u>
Expenditures				
Current				
General government	104,256	119,865	160,781	(40,916)
Culture/recreation	1,422,494	1,799,844	1,905,453	(105,609)
Total Expenditures	<u>1,526,750</u>	<u>1,919,709</u>	<u>2,066,234</u>	<u>(146,525)</u>
Net change in fund balances	<u>-</u>	<u>-</u>	<u>89,812</u>	<u>89,812</u>
Fund Balances - October 1, 2020	<u>-</u>	<u>-</u>	<u>92,797</u>	<u>92,797</u>
Fund Balances - September 30, 2021	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 182,609</u>	<u>\$ 182,609</u>

*See accompanying notes.*

**River's Edge II Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of River's Edge II Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on June 22, 2018 by St. Johns County, Florida Ordinance 2018-026 as later amended by St. Johns County, Florida Ordinance 2019-71, under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors, who are elected for terms of four years. The District operates within the criteria established by Chapter 190, Florida Statutes. The Board has the responsibility for assessing and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the River's Edge II Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**River's Edge II Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments, miscellaneous revenues and interest. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**River's Edge II Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District has implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.



**River's Edge II Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**River's Edge II Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – Accounts for debt service requirements to retire certain capital improvement revenue bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Capital Projects Fund – The Capital Project Fund accounts for construction of infrastructure improvements within the boundaries of the District.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

**4. Assets, Deferred Outflows of Resources, Liabilities and Net Position**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

**River's Edge II Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Deferred Outflows of Resources, Liabilities and Net Position (Continued)**

**a. Cash and Investments (Continued)**

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.

**b. Restricted Net Position**

Certain net position of the District are classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include buildings and improvements, and improvements other than buildings, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

**River's Edge II Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Deferred Outflows of Resources, Liabilities and Net Position (Continued)**

**c. Capital Assets (Continued)**

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Buildings and improvements:	30 years
Improvements other than buildings:	30 years

**d. Unamortized Bond Premium**

Bond premiums are presented on the government-wide financial statements. The premium is amortized over the life of the bonds using the straight-line method of accounting. For financial reporting, the unamortized bond premium is netted with the applicable long-term debt.

**e. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds, \$1,769,223, differs from “net position” of governmental activities, \$(849,197), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

**River's Edge II Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)**

**Capital related items**

When capital assets (property, plant and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Buildings and improvements	\$ 7,145,562
Improvements other than buildings	8,433,901
Accumulated depreciation	<u>(859,298)</u>
Total	<u>\$ 14,720,165</u>

**Long-term debt transactions**

Long-term liabilities and bond discount applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position.

Bonds payable	\$ (16,950,000)
Bond premium, net	<u>(90,403)</u>
Bonds payable, net	<u>\$ (17,040,403)</u>

**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable	<u>\$ (298,182)</u>
-----------------------------------	---------------------

**River's Edge II Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for government funds, \$1,284,860, differs from the “change in net position” for governmental activities, \$(669,789), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount that capital outlay exceeded depreciation charged for the year.

Depreciation	\$ (343,753)
Capital outlay	<u>8,433,901</u>
Total	<u><u>\$ 8,090,148</u></u>

**Long-term debt transactions**

Long-term debt transactions are reflected as expenditures and other financing sources at the fund level. These transactions affect liabilities at the government-wide level.

Debt principal payments	<u>\$ 115,000</u>
Issuance of long-term debt	<u>\$ (9,900,000)</u>
Bond premium	<u><u>\$ (91,744)</u></u>

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	<u>\$ (169,394)</u>
Amortization of bond premium	<u><u>\$ 1,341</u></u>

**River's Edge II Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance was \$68,488 and the carrying value was \$66,494. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2021, the District had the following investments and maturities:

<u><b>Investment</b></u>	<u><b>Maturities</b></u>	<u><b>Fair Value</b></u>
First American Government Obligation	14 days*	\$ 1,587,533
U.S. Bank Managed Money Market	N/A	<u>149,371</u>
Total		<u><u>\$ 1,736,904</u></u>

\* Weighted Average Maturity

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment in First American Government Obligation is a Level 1 asset.

**River's Edge II Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2021, the District's investment in First American Government Obligation is rated AAAm by Standard & Poor's. The District's investments in U.S. Bank Managed Money market is not rated by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in U.S. Bank Managed Money Market is 9% and the investments in First American Government Obligation is 91% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2021 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.



**River's Edge II Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE D – SPECIAL ASSESSMENT REVENUES**

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

**NOTE E – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Buildings and improvements	\$ 7,145,562	\$ -	\$ -	\$ 7,145,562
Improvements other than buildings	-	8,433,901	-	8,433,901
Total Capital Assets Depreciated	7,145,562	8,433,901	-	15,579,463
Less accumulated depreciation	(515,545)	(343,753)	-	(859,298)
Total Capital Assets Depreciated, Net	<u>\$ 6,630,017</u>	<u>\$ 8,090,148</u>	<u>\$ -</u>	<u>\$ 14,720,165</u>

Depreciation in the amount of \$105,568 was charged to physical environment and \$238,185 to culture/recreation.

**River's Edge II Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE F – LONG-TERM DEBT**

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2021:

Long-term debt at October 1, 2020	\$ 7,165,000
Issuance of long-term debt	9,900,000
Principal payments	<u>(115,000)</u>
Long-term debt at September 30, 2021	16,950,000
Bond premium, net	<u>90,403</u>
Bonds Payable, Net	<u><u>\$ 17,040,403</u></u>

**Capital Improvement Revenue Refunding Bonds**

Long-term debt is comprised of the following:

\$7,165,000 Series 2020 Capital Improvement Revenue Bonds maturing through 2050, at various interest rates between 4.00% and 5.15%, payable May 1 and November 1. Current portion is \$120,000.	<u><u>\$ 7,050,000</u></u>
---	----------------------------

\$9,900,000 Series 2021 Capital Improvement Revenue Bonds maturing through 2051, at various interest rates between 2.40% and 4.00%, payable May 1 and November 1 beginning November 2021. Current portion is \$200,000.	<u><u>\$ 9,900,000</u></u>
---	----------------------------

**River's Edge II Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2021 are as follows:

Year Ending September 30,	Principal	Interest	Total
2022	\$ 320,000	\$ 704,701	\$ 1,024,701
2023	330,000	687,288	1,017,288
2024	340,000	677,368	1,017,368
2025	350,000	667,128	1,017,128
2026	360,000	656,568	1,016,568
2027-2031	2,000,000	3,091,145	5,091,145
2032-2036	2,425,000	2,680,065	5,105,065
2037-2041	2,975,000	2,141,450	5,116,450
2042-2046	3,690,000	1,442,476	5,132,476
2047-2051	4,160,000	527,306	4,687,306
Totals	<u>\$ 16,950,000</u>	<u>\$ 13,275,495</u>	<u>\$ 30,225,495</u>

Summary of Significant Bonds Resolution Terms and Covenants

**Capital Improvement Revenue Bonds**

Significant Bond Provisions

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2030 at a price equal to the par amount of the Series 2020 Bonds thereof, together with accrued interest to the date of redemption. The Series 2020 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2031 at the redemption price of the principal amount to be redeemed plus accrued interest to the date of redemption. The Series 2021 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indentures establish certain amounts be maintained in a reserve account. In addition, the Trust Indentures have certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

**River's Edge II Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds

The Series 2020 Reserve Account was funded from the proceeds of the Series 2020 Bonds in an amount equal to 50 percent of the maximum annual debt service for the Series 2020 Bonds.

The Series 2021 Reserve Account was funded from the proceeds of the Series 2021 Bonds in an amount equal to 50 percent of the maximum annual debt service for the Series 2021 Bonds.

Monies held in the reserve accounts will be used only for the purposes established in the Trust Indentures.

The following is a schedule of required reserve balances as of September 30, 2021:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Capital Improvement Revenue Bonds, Series 2020	\$ 231,659	\$ 231,659
Capital Improvement Revenue Bonds, Series 2021	\$ 276,000	\$ 276,000

**NOTE G – ECONOMIC DEPENDENCY**

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations. At September 30, 2021, all board members were affiliated with the Developer.

**NOTE H – INTERLOCAL COST SHARE AGREEMENT**

The District is a party to an interlocal cost sharing agreement with Rivers Edge Community Development District ("Rivers Edge") and Rivers Edge Community Development District III ("Rivers Edge III") whereby the District, Rivers Edge, and Rivers Edge III are to share various master infrastructure maintenance and amenity center related costs. The allocation percentage of revenues and expenses are 33.48% to Rivers Edge, 30.84 % to the District, and 35.68% to Rivers Edge III. During the current year, the District paid \$549,948 for landscape maintenance and \$13,418 for amenities. At September 30, 2021, the District owed Rivers Edge \$13,749 for its share of costs paid by Rivers Edge during the current fiscal year.

**River's Edge II Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE I – RISK MANAGEMENT**

The government is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks for each of the past three years.



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
River's Edge II Community Development District  
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of River's Edge II Community Development District, as of and for the year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated August 16, 2022.

### **Internal Control Over Financial Reporting**

In planning and performing our audit, we considered River's Edge II Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of River's Edge II Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of River's Edge II Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



Board of Supervisors  
River's Edge II Community Development District

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether River's Edge II Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

August 16, 2022



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## MANAGEMENT LETTER

To the Board of Supervisors  
River's Edge II Community Development District  
St. Johns County, Florida

### Report on the Financial Statements

We have audited the financial statements of the River's Edge II Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated August 16, 2022.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated August 16, 2022, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not River's Edge II Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the River's Edge II Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.





To the Board of Supervisors  
River's Edge II Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2021 for the River's Edge II Community Development District. It is management's responsibility to monitor the River's Edge II Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the River's Edge II Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 20
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: N/A
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$1,428,809
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The District had no construction projects during the year.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see the next page.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the River's Edge II Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund, \$999.34 - \$1,688.39 and Debt Service Fund, \$899.78 - \$1,601.42.
- 8) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$652,855.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2020, \$7,050,000 maturing May 2026 and Series 2021, \$9,900,000, maturing May 2051.

To the Board of Supervisors  
River's Edge II Community Development District

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	\$ 190,300	\$ 190,983	\$ 683
Bondholder contribution	1,129,450	1,389,509	260,059
Charges for services	200,000	570,261	370,261
Investment earnings	-	5	5
Miscellaneous revenues	7,000	5,288	(1,712)
Total Revenues	<u>1,526,750</u>	<u>2,156,046</u>	<u>629,296</u>
Expenditures			
Current			
General government	104,256	160,781	(56,525)
Culture/recreation	1,422,494	1,905,453	(482,959)
Total Expenditures	<u>1,526,750</u>	<u>2,066,234</u>	<u>(539,484)</u>
Net Change in Fund Balances	<u>-</u>	<u>89,812</u>	<u>89,812</u>
Fund Balances - October 1, 2020	<u>-</u>	<u>92,797</u>	<u>92,797</u>
Fund Balances - September 30, 2021	<u>\$ -</u>	<u>\$ 182,609</u>	<u>\$ 182,609</u>

**Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we noted the following finding

**Finding 21-01.**

Finding: The actual expenditures in the General Fund exceeded the budget which is a violation of Section 189.016, Florida Statutes.

Response: Management will review spending to ensure that expenditures do not exceed appropriations in the future.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

To the Board of Supervisors  
River's Edge II Community Development District

**Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

August 16, 2022



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
River's Edge II Community Development District  
St. Johns County, Florida

We have examined River's Edge II Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2021. Management is responsible for River's Edge II Community Development District's compliance with those requirements. Our responsibility is to express an opinion on River's Edge II Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about River's Edge II Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on River's Edge II Community Development District's compliance with the specified requirements.

In our opinion, River's Edge II Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2021.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

August 16, 2022

*FIFTH ORDER OF BUSINESS*

***Rivers Edge II***  
Community Development District

**Proposed for Adoption Budget**  
Fiscal Year 2023



# **Rivers Edge II**

## **Community Development District**

### **TABLE OF CONTENTS**

General Fund Budget	Page 1-2
General Fund Narrative	Page 3-10
Series 2020 Debt Service Fund Budget	Page 11
Series 2020 Amortization Schedule	Page 12-13
Series 2021 Debt Service Fund Budget	Page 14
Series 2021 Amortization Schedule	Page 15-16
Assessment Allocation	Page 17

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

Description	Amended Budget FY2022	Actuals as of 8/31/22	Projected Next 1 Month	Total Projected 9/30/22	Proposed for Adoption Budget FY2023
-------------	-----------------------------	-----------------------------	------------------------------	-------------------------------	--

**Revenues**

Assessments	\$ 449,329	\$ 451,666	\$ -	\$ 451,666	\$ 622,589
Administrative Assessments on Unplatted Land	\$ -	\$ -	\$ -	\$ -	\$ 90,696
Developer Contributions	\$ 1,190,034	\$ 1,433,768	\$ -	\$ 1,493,759	\$ 1,294,243
Café Gross Sales	\$ 218,690	\$ 448,472	\$ 38,150	\$ 486,622	\$ 494,668
Special Events	\$ 7,000	\$ 1,910	\$ 150	\$ 2,060	\$ 7,000
Miscellaneous Income	\$ -	\$ 8,524	\$ 775	\$ 9,299	\$ 10,000
Cost Share Amenity- Rivers Edge III	\$ 82,310	\$ 61,733	\$ 20,578	\$ 82,310	\$ 138,839

<b>Total Revenues</b>	<b>\$ 1,947,363</b>	<b>\$ 2,406,073</b>	<b>\$ 59,652</b>	<b>\$ 2,525,716</b>	<b>\$ 2,658,035</b>
-----------------------	---------------------	---------------------	------------------	---------------------	---------------------

**Expenditures**

**Administrative**

Engineering	\$ 15,000	\$ 7,555	\$ 6,500	\$ 14,055	\$ 15,000
Arbitrage	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,200
Dissemination Agent	\$ 3,500	\$ 3,208	\$ 292	\$ 3,500	\$ 5,000
Attorney	\$ 22,244	\$ 28,080	\$ 1,920	\$ 30,000	\$ 30,000
Annual Audit	\$ 5,000	\$ 4,120	\$ -	\$ 4,120	\$ 5,000
Assessment Fees	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Trustee Fees	\$ 8,000	\$ 5,894	\$ 2,106	\$ 8,000	\$ 8,000
Management Fees	\$ 30,000	\$ 27,500	\$ 2,500	\$ 30,000	\$ 35,000
Construction Accounting	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	\$ 3,500
Information Technology	\$ 1,800	\$ 1,650	\$ 150	\$ 1,800	\$ 1,800
Website Administration	\$ 1,200	\$ 1,100	\$ 100	\$ 1,200	\$ 1,200
Telephone	\$ 200	\$ 59	\$ 35	\$ 94	\$ 200
Postage	\$ 800	\$ 274	\$ 350	\$ 624	\$ 800
Printing & Binding	\$ 1,200	\$ 1,069	\$ 131	\$ 1,200	\$ 1,200
Insurance	\$ 5,919	\$ 5,570	\$ -	\$ 5,570	\$ 6,684
Legal Advertising	\$ 4,000	\$ 117	\$ 900	\$ 1,017	\$ 2,500
Other Current Charges	\$ 1,000	\$ 830	\$ 670	\$ 1,500	\$ 1,500
Office Supplies	\$ 850	\$ 58	\$ 35	\$ 93	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Website design/compliance	\$ 5,625	\$ -	\$ 1,250	\$ 1,250	\$ -

<b>Total Administrative</b>	<b>\$ 116,213</b>	<b>\$ 92,859</b>	<b>\$ 21,039</b>	<b>\$ 113,897</b>	<b>\$ 124,309</b>
-----------------------------	-------------------	------------------	------------------	-------------------	-------------------

**Grounds Maintenance**

Cost Share Landscaping- Rivers Edge	\$ 688,906	\$ 516,680	\$ 172,227	\$ 688,906	\$ 713,588
Field Operations Management (Vesta)	\$ 38,569	\$ 38,528	\$ 2,639	\$ 41,168	\$ 44,324
Landscape Maintenance	\$ 241,438	\$ 291,533	\$ 28,282	\$ 319,815	\$ 396,805
Lake Maintenance	\$ 20,000	\$ 25,848	\$ 1,506	\$ 27,354	\$ 27,500
Landscape Replacements	\$ 500	\$ -	\$ 150	\$ 150	\$ 500
Streetlighting	\$ -	\$ 22,065	\$ 3,500	\$ 25,565	\$ 30,000

<b>Total Grounds Maintenance</b>	<b>\$ 989,413</b>	<b>\$ 894,653</b>	<b>\$ 208,304</b>	<b>\$ 1,102,957</b>	<b>\$ 1,212,717</b>
----------------------------------	-------------------	-------------------	-------------------	---------------------	---------------------



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

Description	Amended Budget FY2022	Actuals as of 8/31/22	Projected Next 1 Month	Total Projected 9/30/22	Proposed for Adoption Budget FY2023
<b>Amenity Center- River House</b>					
General & Lifestyle Manager (Vesta)	\$ 67,000	\$ 82,030	\$ 5,429	\$ 87,459	\$ 93,614
Hospitality Staff (Vesta)	\$ 117,895	\$ 89,961	\$ 9,367	\$ 99,328	\$ 106,902
Amenity Manager (Vesta)	\$ -	\$ -	\$ -	\$ -	\$ 18,540
Security Monitoring	\$ 5,000	\$ -	\$ 1,500	\$ 1,500	\$ 5,000
Telephone	\$ 10,260	\$ 9,924	\$ 950	\$ 10,874	\$ 11,000
Insurance	\$ 56,270	\$ 55,466	\$ -	\$ 55,466	\$ 66,559
General Facility & Common Grounds Maint (Vesta)	\$ 61,289	\$ 64,966	\$ 3,503	\$ 68,469	\$ 75,040
Pool Maintenance(Vesta)	\$ 19,260	\$ 8,668	\$ 788	\$ 9,456	\$ 10,012
Pool Chemicals(Poolsure)	\$ 8,343	\$ 8,471	\$ 826	\$ 9,297	\$ 9,200
Janitorial Services (Vesta)	\$ 17,260	\$ 6,798	\$ 618	\$ 7,416	\$ 8,155
Access Cards	\$ 3,500	\$ 1,575	\$ 1,105	\$ 2,680	\$ 3,500
Window Cleaning	\$ 3,500	\$ -	\$ 1,500	\$ 1,500	\$ 3,500
Natural Gas	\$ 2,050	\$ 4,833	\$ 700	\$ 5,533	\$ 5,600
Electric	\$ 20,000	\$ 24,391	\$ 3,000	\$ 27,391	\$ 30,000
Sewer/Water/Irrigation	\$ 75,000	\$ 97,108	\$ 9,000	\$ 106,108	\$ 119,000
Repair and Replacements	\$ 40,000	\$ 71,083	\$ 3,917	\$ 75,000	\$ 75,000
Refuse	\$ 7,500	\$ 12,404	\$ 1,700	\$ 14,104	\$ 15,000
Pest Control	\$ 1,920	\$ 1,522	\$ 105	\$ 1,627	\$ 1,920
License/Permits	\$ 1,500	\$ 700	\$ 300	\$ 1,000	\$ 1,000
Other Current	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 500
Special Events	\$ 15,000	\$ 28,030	\$ 500	\$ 28,530	\$ 30,000
Holiday Decorations	\$ 13,000	\$ 22,655	\$ -	\$ 22,655	\$ 23,000
Office Supplies/Postage	\$ 1,500	\$ 1,347	\$ 153	\$ 1,500	\$ 1,500
Café Costs- labor/food/beverage/COGS	\$ 218,690	\$ 437,305	\$ 38,150	\$ 475,455	\$ -
Café-Cost of Goods Sold	\$ -	\$ -	\$ -	\$ -	\$ 234,568
Café-Labor	\$ -	\$ -	\$ -	\$ -	\$ 236,447
Café-Bank Fees	\$ -	\$ -	\$ -	\$ -	\$ 22,187
General Reserves	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 75,000
<b>Total Amenity Center- River House</b>	<b>\$ 841,737</b>	<b>\$ 1,104,237</b>	<b>\$ 83,611</b>	<b>\$ 1,187,848</b>	<b>\$ 1,281,745</b>
<b>Additional Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 39,264</b>
<b>Total Expenditures</b>	<b>\$ 1,947,363</b>	<b>\$ 2,091,749</b>	<b>\$ 312,953</b>	<b>\$ 2,404,703</b>	<b>\$ 2,658,035</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 314,324</b>	<b>\$ (253,301)</b>	<b>\$ 121,013</b>	<b>\$ -</b>

Lot Size	Units	Per Unit	Gross Assessments
30' Lot	68	\$ 1,134.97	\$ 77,178
40' Lot	125	\$ 1,354.64	\$ 169,330
55' Lot	95	\$ 1,592.62	\$ 151,299
70' Lot	65	\$ 2,196.72	\$ 142,787
80' Lot	50	\$ 2,434.70	\$ 121,735
Total Gross Assessments			\$ 662,329
Less: Discounts 6%			\$ 39,740
Total Net Assessments			\$ 622,589

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

**REVENUES:**

**Assessments**

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund a portion of the General Operating Expenditures for the fiscal year. These are collected on the St. Johns County Tax Roll for platted lands. Unplatted lands are direct billed to the landowner.

**Administrative Assessments**

The District will levy a non ad-valorem special assessments on unplatted lands within the District and are allocated upon the percentage of such undeveloped units planned relative to the budgeted General Administrative costs of the District.

**Developer Contributions**

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

**Café Gross Sales**

Gross sales revenue from Café operations.

**Special Events**

Income received from residents/non-residents for the rental of the facilities for special events.

**Cost Share Amenity- Rivers Edge III**

Agreement with Rivers Edge III to cost share a portion of the maintenance costs for amenities. Cost share is based on future development buildout and estimated costs.

---

**EXPENDITURES:**

**Administrative:**

**Engineering Fees**

The District's engineering firm, Prosser, Inc, will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

**Arbitrage**

The District is required to annually have an arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

**Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

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

**Attorney**

The District's legal counsel, KE Law, will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

**Annual Audit**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

**Assessment Roll**

The District has contracted with Governmental Management Services, LLC for the certification and collection of the District's annual maintenance and debt service assessments. Assessments on platted lots are collected by agreement with St Johns County while unplatted assessments maybe collected directly by District and/or by County Tax Collector.

**Trustee Fees**

The District will issue bonds to be held with a Trustee at a qualified Bank. The amount of trustee fees is based on the agreement between the bank and the District.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

**Construction Accounting**

The District receives annual construction account services as part of a Management Agreement with Governmental Management Services, LLC.

**Information Technology**

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

**Website Maintenance**

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

**Telephone**

Telephone and fax machine.

**Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc.

**Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

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

**Insurance**

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). The amount is based upon prior year's premiums.

**Legal Advertising**

The District is required to advertise various notices for Board meetings, public hearings etc. in a newspaper of general circulation.

**Other Current Charges**

This includes bank charges and any other miscellaneous expenses that are incurred during the year by the District.

**Office Supplies**

Miscellaneous office supplies.

**Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only expense under this category for the District.

**Website Design/Compliance**

Cost related to District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

**Grounds Maintenance:**

**Cost Share- Landscaping Rivers Edge**

Shared costs with Rivers Edge CDD for landscaping. Cost share is based on future development buildout and estimated costs.

**Field Operations Management (Vesta)**

The District has contracted with Vesta Property Services, Inc to provide field operations management to oversee all day-to-day operation of all the Districts assets, common grounds, and service providers.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Vesta	Field Operations Management	\$ 3,694	\$ 44,324
<b>Total</b>			<b>\$ 44,324</b>

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

**Landscape Maintenance**

The District contracted with Yellowstone to maintain the common areas of the District and Amenity Center. Also included are thoroughfares which may exceed the District boundaries. The base costs for the District is \$171,347 including mulch and pine straw. Other areas include Riverhouse \$20,919, Orange Branch Trail \$108,689, Rivertown Blvd \$41,784 and mulch and pine straw for these areas totaling \$54,065.

**Lake Maintenance**

The District receives lake maintenance services from Charles Aquatics, Inc.

<b>Vendor</b>	<b>Area</b>	<b>Monthly</b>	<b>Annual</b>
Charles Aquatics	Lake Maintenance	\$ 2,000	\$ 24,000
Additional Cleanup			\$ 3,500
<b>Total</b>			<b>\$ 27,500</b>

**Landscape Replacement**

A provision for additional landscape features or for repair of existing landscaping.

**Streetlighting**

Estimated costs for electric billed to the District by FPL.

<b>Location</b>	<b>Account #</b>	<b>Monthly</b>	<b>Annual</b>
156 Riverglade Run	<b>9420049059</b>	\$ 35	\$ 420
154 Riverglade Run	<b>6707560121</b>	\$ 30	\$ 360
53 Mistflower Dr #FNTN	<b>4743506067</b>	\$ 1,110	\$ 13,320
233 SHINNECOCK DR #IRR	<b>0162048490</b>	\$ 30	\$ 360
106 Keystone Corners Blvd #LTG	<b>7652214334</b>	\$ 60	\$ 720
27 Keystone Corners Blvd #ENTRY	<b>9019709360</b>	\$ 913	\$ 10,956
Contingency for new accounts		\$ 322	\$ 3,864
<b>Total</b>		<b>\$ 2,500</b>	<b>\$ 30,000</b>

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

**Amenity Center- River House:**

**General & Lifestyle Manager (Vesta)**

The District has contracted with Vesta Property Services, Inc to provide general amenity management, facility administration, and special event coordinator services at the Amenity Center.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Vesta	General & Lifestyle Manager	\$ 7,801	\$ 93,614
<b>Total</b>			<b>\$ 93,614</b>

**Hospitality Staff (Vesta)**

The District has contracted with Vesta Property Services, Inc to provide hospitality staffing for district amenities.

**Security Monitoring**

Maintenance costs of the security alarms/cameras.

**Telephone**

The estimated cost for telephone, internet, and cable services for the Amenity Center.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Comcast	Internet & Cable	\$ 514	\$ 6,172
Comcast	Telephone	\$ 402	\$ 4,829
<b>Total</b>			<b>\$ 11,000</b>

**Insurance**

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). The amount is based upon estimated premium for property insurance related to the Amenity and other District facilities.

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

**General Facility & Common Grounds Maintenance (Vesta)**

The District has contracted with Vesta Property Services, Inc to provide maintenance and repairs necessary for upkeep of the Amenity Center and common grounds area.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Vesta	General Facility& Common Grounds Maintenance	\$ 6,253	\$ 75,040
<b>Total</b>			<b>\$ 75,040</b>

**Pool Maintenance (Vesta)**

The District has contracted with Vesta Property Services, Inc to provide maintenance of the Amenity Center swimming pools.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Vesta	Pool Maintenance	\$ 834	\$ 10,012
<b>Total</b>			<b>\$ 10,012</b>

**Pool Chemicals (Poolsure)**

The District has contracted with Poolsure to provide chemicals for the Amenity Center swimming pools.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Poolsure	Pool Chemicals	\$ 767	\$ 9,200
<b>Total</b>			<b>\$ 9,200</b>

**Janitorial Services (Vesta)**

The District has contracted with Vesta Property Services, Inc to provide janitorial cleaning for the Amenity Center.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Vesta	Janatorial Services	\$ 680	\$ 8,155
<b>Total</b>			<b>\$ 8,155</b>

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

**Window Cleaning**

The District will have windows cleared inside and outside three times a year.

**Propane Gas**

The District is under contract with TECO Peoples Gas to provide gas fire place and gas grills.

**Electric**

Estimated costs for electric billed to the District by FPL.

<b>Location</b>	<b>Meter Number</b>	<b>Monthly</b>	<b>Annual</b>
160 Riverglade Run	5975385542	\$ 2,200	\$ 26,400
Contingency for new accounts		\$ 300	\$ 3,600
<b>Total</b>		<b>\$ 2,500</b>	<b>\$ 30,000</b>

**Sewer/Water/Irrigation**

Estimated costs for sewer, water, and irrigation for the amenity center billed to the District by JEA.

<b>Location</b>	<b>Meter Number</b>	<b>Monthly</b>	<b>Annual</b>
160 Riverglade Run	84087156	\$150	\$1,800
160 Riverglade Run -Sewer	84087139	\$753	\$9,036
160 Riverglade Run -Water	84087139	\$342	\$4,104
298 Riverglade Run	83547180	\$1,150	\$13,800
114 Mistflower Dr	86624406	\$2,050	\$24,600
41 Keystone Corners BV	86131615	\$1,350	\$16,200
233 Shinnecock Drive	86793634	\$415	\$4,985
98 Shinnecock Drive	87743236	\$833	\$9,996
29 Mistleflower	83742269	\$50	\$600
907 Keystone Corners BV Apt IR01	80913980	\$489	\$5,868
627 Keystone Corners BV APT IR01	86131621	\$1,900	\$22,800
Contingency for new accounts		\$434	\$5,211
<b>Total</b>		<b>\$9,917</b>	<b>\$119,000</b>

**Repairs and Replacements**

Represents regular cleaning, supplies, and repairs and replacements for District's Amenity Center.

**Refuse**

Garbage disposal services for the Amenity Centers provided by Republic Services.



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

**Pest Control**

The District is contracted with Turner's Pest Control to provide pest control services.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Turners Pest Control	Pest Control	\$ 95	\$ 1,140
Nadars Pest Raiders	Termite Coverage	\$ 65	\$ 780
<b>Total</b>			<b>\$ 1,920</b>

**License/Permits**

Represents license fees for the amenity center and permit fees paid to the Florida Department of Health in St. Johns County for the swimming pools.

**Other Current**

Represents the miscellaneous cost incurred by the District's Amenity Center.

**Special Events**

Represents estimated costs for the District to host special events for the community through the Fiscal Year.

**Office Supplies/Postage**

Costs of supplies and postage incurred for the operation of the Amenity Center.

**Cost of Goods Sold ("COGS")**

Food and beverage costs along with supply incidentals.

**Labor**

Staffing costs for Vesta personnel Café operations.

**Bank fees**

Bank and credit card processing charges related to the Cafe sales.

**General Reserves**

Establishment of general reserves to fund future replacements of capital items.

**Rivers Edge II**  
**Community Development District**  
Series 2020  
Debt Service Budget

<b>Description</b>	<b>Adopted Budget FY2022</b>	<b>Actuals as of 8/31/22</b>	<b>Total Projected 9/30/22</b>	<b>Proposed for Adoption Budget FY2023</b>
--------------------	--------------------------------------	--------------------------------------	--	--

**Revenues**

Special Assessments	\$ 463,416	\$ 464,959	\$ 464,959	\$ 512,976
Interest Income	\$ 1,000	\$ 1,144	\$ 1,500	\$ 1,500
Carryforward Surplus	\$ 173,506	\$ 173,014	\$ 173,014	\$ 175,016
Transfer In	\$ -	\$ 855	\$ 855	\$ -

<b>Total Revenues</b>	<b>\$ 637,922</b>	<b>\$ 639,973</b>	<b>\$ 640,328</b>	<b>\$ 689,492</b>
-----------------------	-------------------	-------------------	-------------------	-------------------

**Expenditures**

Interest Expense 11/1	\$ 172,656	\$ 172,656	\$ 172,656	\$ 170,256
Principal Expense 5/1	\$ 120,000	\$ 120,000	\$ 120,000	\$ 125,000
Interest Expense 5/1	\$ 172,656	\$ 172,656	\$ 172,656	\$ 170,256

<b>Total Expenditures</b>	<b>\$ 465,313</b>	<b>\$ 465,313</b>	<b>\$ 465,313</b>	<b>\$ 465,513</b>
---------------------------	-------------------	-------------------	-------------------	-------------------

<b>Excess Revenues/(Expenditures)</b>	<b>\$ 172,609</b>	<b>\$ 174,660</b>	<b>\$ 175,016</b>	<b>\$ 223,980</b>
---------------------------------------	-------------------	-------------------	-------------------	-------------------

Interest Payment 11/1/23 \$ 167,756

<b>Development</b>	<b>Units</b>	<b>Gross Per Unit</b>	<b>Gross Assessments</b>
30'-39' Lot	68	\$695.83	\$47,316
40'-49' Lot	125	\$899.79	\$112,474
50'-59' Lot	95	\$1,103.74	\$104,855
70'-79' Lot	65	\$1,499.64	\$97,477
80'+ Lot	50	\$1,703.59	\$85,180
Gross Total			\$447,302
Less Disc. + Collections 6%			(\$26,838)
Direct Invoice			\$92,513
<b>Net Annual Assessment</b>			<b>\$512,976.49</b>

**Rivers Edge II**  
**Community Development District**  
Series 2020 Capital Improvement Revenue Bonds

**AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/22			\$170,256	\$ 170,256
05/01/23	\$6,930,000	\$125,000	\$170,256	
11/01/23			\$167,756	\$ 463,013
05/01/24	\$6,805,000	\$130,000	\$167,756	
11/01/24			\$165,156	\$ 462,913
05/01/25	\$6,675,000	\$135,000	\$165,156	
11/01/25			\$162,456	\$ 462,613
05/01/26	\$6,540,000	\$140,000	\$162,456	
11/01/26			\$159,446	\$ 461,903
05/01/27	\$6,400,000	\$145,000	\$159,446	
11/01/27			\$156,329	\$ 460,775
05/01/28	\$6,255,000	\$150,000	\$156,329	
11/01/28			\$153,104	\$ 459,433
05/01/29	\$6,105,000	\$160,000	\$153,104	
11/01/29			\$149,664	\$ 462,768
05/01/30	\$5,945,000	\$165,000	\$149,664	
11/01/30			\$146,116	\$ 460,780
05/01/31	\$5,780,000	\$175,000	\$146,116	
11/01/31			\$141,829	\$ 462,945
05/01/32	\$5,605,000	\$180,000	\$141,829	
11/01/32			\$137,419	\$ 459,248
05/01/33	\$5,425,000	\$190,000	\$137,419	
11/01/33			\$132,764	\$ 460,183
05/01/34	\$5,235,000	\$200,000	\$132,764	
11/01/34			\$127,864	\$ 460,628
05/01/35	\$5,035,000	\$210,000	\$127,864	
11/01/35			\$122,719	\$ 460,583
05/01/36	\$4,825,000	\$220,000	\$122,719	
11/01/36			\$117,329	\$ 460,048
05/01/37	\$4,605,000	\$230,000	\$117,329	
11/01/37			\$111,694	\$ 459,023
05/01/38	\$4,375,000	\$245,000	\$111,694	
11/01/38			\$105,691	\$ 462,385
05/01/39	\$4,130,000	\$255,000	\$105,691	
11/01/39			\$99,444	\$ 460,135
05/01/40	\$3,875,000	\$270,000	\$99,444	
11/01/40			\$92,829	\$ 462,273
05/01/41	\$3,605,000	\$285,000	\$92,829	
11/01/41			\$85,490	\$ 463,319

**Rivers Edge II**  
**Community Development District**  
Series 2020 Capital Improvement Revenue Bonds

**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
05/01/42	\$3,320,000	\$300,000	\$85,490	
11/01/42			\$77,765	\$ 463,255
05/01/43	\$3,020,000	\$315,000	\$77,765	
11/01/43			\$69,654	\$ 462,419
05/01/44	\$2,705,000	\$330,000	\$69,654	
11/01/44			\$61,156	\$ 460,810
05/01/45	\$2,375,000	\$345,000	\$61,156	
11/01/45			\$52,273	\$ 458,429
05/01/46	\$2,030,000	\$365,000	\$52,273	
11/01/46			\$42,874	\$ 460,146
05/01/47	\$1,665,000	\$385,000	\$42,874	
11/01/47			\$32,960	\$ 460,834
05/01/48	\$1,280,000	\$405,000	\$32,960	
11/01/48			\$22,531	\$ 460,491
05/01/49	\$875,000	\$425,000	\$22,531	
11/01/49			\$11,588	\$ 459,119
05/01/50	\$450,000	\$450,000	\$11,588	
11/01/50				\$ 461,588
<b>\$6,930,000 \$6,152,308</b>				<b>\$ 13,082,308</b>

**Rivers Edge II**  
**Community Development District**  
Series 2021  
Debt Service Budget

<b>Description</b>	<b>Proposed Budget FY2022</b>	<b>Actuals as of 8/31/22</b>	<b>Total Projected 9/30/22</b>	<b>Proposed for Adoption Budget FY2023</b>
<b><u>Revenues</u></b>				
Special Assessments - Direct	\$ 552,000	\$ 552,000	\$ 552,000	\$ 552,000
Interest Income	\$ 1,000	\$ 1,288	\$ 1,500	\$ 1,500
Carryforward Surplus	\$ 183,600	\$ 176,962	\$ 176,962	\$ 183,600
<b>Total Revenues</b>	<b>\$ 736,600</b>	<b>\$ 730,250.20</b>	<b>\$ 730,462</b>	<b>\$ 737,100</b>
<b><u>Expenditures</u></b>				
Transfer Out	\$ -	\$ 46	\$ 46	\$ -
Interest Expense 11/1	\$ 183,600	\$ 183,600	\$ 183,600	\$ 173,388
Principal Expense 5/1	\$ 200,000	\$ 200,000	\$ 200,000	\$ 205,000
Interest Expense 5/1	\$ 175,788	\$ 175,788	\$ 175,788	\$ 173,388
<b>Total Expenditures</b>	<b>\$ 559,387.78</b>	<b>\$ 559,433.78</b>	<b>\$ 559,434</b>	<b>\$ 551,775</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 177,212</b>	<b>\$ 170,816</b>	<b>\$ 171,028</b>	<b>\$ 185,325</b>
Interest Payment 11/1/23				\$ 170,928

**Rivers Edge II**  
**Community Development District**  
Series 2021 Capital Improvement Revenue Bonds

**AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/22			\$173,388	\$ 173,388
05/01/23	\$9,700,000	\$205,000	\$173,388	
11/01/23			\$170,928	\$ 549,315
05/01/24	\$9,495,000	\$210,000	\$170,928	
11/01/24			\$168,408	\$ 549,335
05/01/25	\$9,285,000	\$215,000	\$168,408	
11/01/25			\$165,828	\$ 549,235
05/01/26	\$9,070,000	\$220,000	\$165,828	
11/01/26			\$163,188	\$ 549,015
05/01/27	\$8,850,000	\$225,000	\$163,188	
11/01/27			\$159,813	\$ 548,000
05/01/28	\$8,625,000	\$235,000	\$159,813	
11/01/28			\$156,288	\$ 551,100
05/01/29	\$8,390,000	\$240,000	\$156,288	
11/01/29			\$152,688	\$ 548,975
05/01/30	\$8,150,000	\$250,000	\$152,688	
11/01/30			\$148,938	\$ 551,625
05/01/31	\$7,900,000	\$255,000	\$148,938	
11/01/31			\$145,113	\$ 549,050
05/01/32	\$7,645,000	\$265,000	\$145,113	
11/01/32			\$140,475	\$ 550,588
05/01/33	\$7,380,000	\$275,000	\$140,475	
11/01/33			\$135,663	\$ 551,138
05/01/34	\$7,105,000	\$285,000	\$135,663	
11/01/34			\$130,675	\$ 551,338
05/01/35	\$6,820,000	\$295,000	\$130,675	
11/01/35			\$125,513	\$ 551,188
05/01/36	\$6,525,000	\$305,000	\$125,513	
11/01/36			\$120,175	\$ 550,688
05/01/37	\$6,220,000	\$315,000	\$120,175	
11/01/37			\$114,663	\$ 549,838
05/01/38	\$5,905,000	\$325,000	\$114,663	
11/01/38			\$108,975	\$ 548,638
05/01/39	\$5,580,000	\$340,000	\$108,975	
11/01/39			\$103,025	\$ 552,000
05/01/40	\$5,240,000	\$350,000	\$103,025	
11/01/40			\$96,900	\$ 549,925
05/01/41	\$4,890,000	\$360,000	\$96,900	
11/01/41			\$90,600	\$ 547,500

**Rivers Edge II**  
**Community Development District**  
Series 2021 Capital Improvement Revenue Bonds

**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
05/01/42	\$4,530,000	\$375,000	\$90,600	
11/01/42			\$83,100	\$ 548,700
05/01/43	\$4,155,000	\$390,000	\$83,100	
11/01/43			\$75,300	\$ 548,400
05/01/44	\$3,765,000	\$405,000	\$75,300	
11/01/44			\$67,200	\$ 547,500
05/01/45	\$3,360,000	\$425,000	\$67,200	
11/01/45			\$58,700	\$ 550,900
05/01/46	\$2,935,000	\$440,000	\$58,700	
11/01/46			\$49,900	\$ 548,600
05/01/47	\$2,495,000	\$460,000	\$49,900	
11/01/47			\$40,700	\$ 550,600
05/01/48	\$2,035,000	\$480,000	\$40,700	
11/01/48			\$31,100	\$ 551,800
05/01/49	\$1,555,000	\$495,000	\$31,100	
11/01/49			\$21,200	\$ 547,300
05/01/50	\$1,060,000	\$520,000	\$21,200	
11/01/50			\$10,800	\$ 552,000
05/01/51	\$540,000	\$540,000	\$10,800	
11/01/51				\$ 550,800
<b>\$9,700,000 \$6,418,475</b>				<b>\$ 16,118,475</b>

**Rivers Edge II Community Development District**

**FY 2023 Operations and Maintenance Methodology**

**Equivalent Residential Unit Allocation**

**Assessments per Unit - Net and Gross**

<u>Land Use / Product Type</u>	<u>ERU per Unit</u>	<u>Current Platted Units</u>	<u>Unplatted Units</u>	<u>Total Units</u>	<u>Total ERU's</u>	<u>Total Unplatted ERU's</u>	<u>FY 2023 Budget Allocation</u>	<u>FY 2023 Per Unit Net Assessment</u>	<u>FY 2023 Per Unit Gross Assessment</u>	<u>FY 2022 Per Unit Gross Assessment</u>	<u>Increase/(Decrease) Per Unit Gross Assessment</u>
Townhomes	0.95	0	334	334	317.3	317.3	\$0	\$1,634.73	\$1,739.07	\$1,492.35	\$246.72
Single Family - 30' Lot	0.63	68	(68)	0	0	(43)	\$72,547	\$1,066.87	\$1,134.97	\$973.96	\$161.01
Single Family - 40' Lot	0.74	125	59	184	136.16	43.66	\$159,170	\$1,273.36	\$1,354.64	\$1,162.47	\$192.17
Single Family - 45' Lot	0.74	0	334	334	247.16	247.16	\$0	\$1,273.36	\$1,354.64	\$1,162.46	\$192
Single Family - 55' Lot	0.87	95	157	252	219.24	136.59	\$142,221	\$1,497.06	\$1,592.62	\$1,366.68	\$225.94
Single Family - 60' Lot	1	0	276	276	276	276	\$0	\$1,720.76	\$1,830.60	\$1,570.90	\$259.70
Single Family - 70' Lot	1.2	65	0	65	78	0	\$134,220	\$2,064.92	\$2,196.72	\$1,885.08	\$311.64
Single Family - 80' Lot	1.33	50	0	50	66.5	0	\$114,431	\$2,288.62	\$2,434.70	\$2,089.30	\$345.40
<b>Total</b>		<u>403</u>	<u>1092</u>	<u>1,495</u>	<u>1,340.36</u>	<u>977.87</u>	<u>\$622,588.94</u>				

Platted ERU's	27.04%
Unplatted ERU's	72.96%
Developer Assessments on Unplatted Land	\$90,696

**FY 2023 Budget:**

Administrative	\$124,309
Field and Grounds	\$1,212,717
Amenity Center	\$1,281,745
Additional Reserves	\$39,264
Less: Other Income	(\$650,507)
Less: Developer Contributions	(\$1,294,243)
Less: Admin Assess on Unplatted Land	(\$90,696)
	<u>\$622,588.79</u>



*A.*

## **RESOLUTION 2022-16**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors ("**Board**") of the Rivers Edge II Community Development District ("**District**") proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Rivers Edge II Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND (SERIES 2020)	\$_____
DEBT SERVICE FUND (SERIES 2021)	\$_____
TOTAL ALL FUNDS	\$_____

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate

change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of September 2022.

ATTEST:

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

*B.*

## RESOLUTION 2022-17

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Rivers Edge II Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in St. Johns County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A"**; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"**, and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B"**; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B"** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B"**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B"**.

- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B"**. Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2022, 25% due no later than February 1, 2023, and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit "B"**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.



**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 14th day of September 2022.

ATTEST:

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

*C.*

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023 FUNDING AGREEMENT**

This agreement ("**Agreement**") is made and entered into this 1<sup>st</sup> day of October 2022, by and between:

**Rivers Edge II Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in St. Johns County, Florida ("**District**"), and

**Mattamy Jacksonville, LLC**, a Delaware limited liability company and primary landowner in the District ("**Developer**") with an address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811.

**RECITALS**

**WHEREAS**, the District was established by an ordinance adopted by the Board of County Commissioners of St. Johns County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, Developer presently owns and/or is developing the majority of all real property within the District, described in **Exhibit A**, attached hereto, and incorporated herein ("**Property**"), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

**WHEREAS**, the District is adopting its general fund budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023 ("**Fiscal Year 2022/2023 Budget**"); and

**WHEREAS**, this Fiscal Year 2022/2023 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Fiscal Year 2022/2023 Budget, or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, the District is levying assessments on the Property that the Parties recognize may be insufficient to fully fund the Fiscal Year 2022/2023 Budget and in lieu of raising the assessments necessary to fund the entire Fiscal Year 2022/2023 Budget, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

**WHEREAS**, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

**WHEREAS**, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect non-ad valorem assessments sufficient to fund the entire Fiscal Year 2022/2023 Budget as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

**WHEREAS**, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein for the difference in the amount of the assessments actually collected and the amount required to fund the Fiscal Year 2022/2023 Budget.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the Fiscal Year 2022/2023 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2022/2023 Budget" in the public records of St. Johns County, Florida ("**County**"), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2022/2023 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

3. **ALTERNATIVE COLLECTION METHODS.**

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer

in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, *Florida Statutes*, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser.

4. **AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

7. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

8. **THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

9. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

**IN WITNESS WHEREOF,** the parties execute this Agreement the day and year first written above.

Attest:

**Rivers Edge II Community  
Development District**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Mattamy Jacksonville, LLC,  
a Delaware limited liability company**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**EXHIBIT A:** Property Description  
**EXHIBIT B:** Fiscal Year 2022/2023 Budget

**Exhibit A**  
**Property Description**

**Exhibit B**

[Add FY 2022/2023 budget]



## *SIXTH ORDER OF BUSINESS*

*D.*

*1.*

# RIVERTOWN

## RECDD II Operational Report

Date of report: **9/14/22**

Submitted by: **Jason Davidson**

### RiverClub update:

Nothing to report at this time

### Participation:

October	November	December	January'22	February	March	April	May	June	July	August	FY 22 Total
1,955	1,247	1,114	1,080	1,284	2,035	2,954	2,623	5,107	4,872	3,333	27,604

### Café Financials to Date

	Oct. 21	Nov. 21	Dec.21	Jan.22	Feb.22	March.22	April.22	May.22	June.22	July.22	Total
Gross Sales	\$41,177.00	\$19,630.00	\$20,126.63	\$23,536.69	\$22,717.06	\$46,263.46	\$56,985.00	\$68,842.66	\$76,557.84	\$72,635.73	\$448,472.07
Cost of Goods Sold	\$22,577.00	\$11,343.93	\$9,078.59	\$9,569.00	\$8,618.50	\$27,045.00	\$25,207.00	\$29,018.51	\$36,700.00	\$27,496.19	\$206,653.72
Labor	\$21,399.40	\$13,863.60	\$3,418.60	\$11,918.20	\$10,816.20	\$17,975.60	\$24,809.80	\$27,854.48	\$42,520.00	\$36,874.40	\$211,450.28
Bank/SquareFees	\$1,629.00	\$739.00	\$716.56	\$844.18	\$807.25	\$1,927.07	\$2,524.00	\$3,134.08	\$3,545.41	\$3,334.49	\$19,201.04
Net Profit/Loss	-\$4,428.40	-\$6,316.53	\$6,912.88	\$1,205.31	\$2,475.11	-\$684.21	\$4,444.20	\$8,835.59	-\$6,207.57	\$4,930.65	\$11,167.03

### Tasker

CDD I, II and III Post Meeting Action Items				
Item	District	Proprietor	Description	Progress
Light Pilot Program	RECDD I	Johnathan	order and install lights for pilot program/ BOS approved and additional \$1,000 toward the pilot program.	in progress
5K Reindeer Run	RECDD I	Jason	work with DC and GMS to draft agreement	acquired/in progress
Homeschool Enrichment Program Agreement	RECDD I	Jason/DC/DM	work with DC and GMS to draft agreement	in progress
Longleaf Church Ruck St. Johns Walk Agreement	RECDD I	Jason/DC/DM	work with DC and GMS to draft agreement	in progress
Outdoor Club Application	RECDD I	Jason	sign agreement and get it over to Clint	completed
Warning System in Place for Waterfall	RECDD I	Jason/Johnathan	be sure there is an alarm system installed on the waterfall pit. Work with Supervisor Cameron during the project in its entirety	in progress
Pond Maintenance in the Enclaves	RECDD I	Jason/Johnathan	Work wit VerdeGo to ensure these areas are brought up to standard	completed
Kayak Rental Fee's	RECDD II	Clint	Increase to \$10 per rental. Investigate revenue for FY'22 YTD. Investigate where fees are posted. If in policies, a public hearing will be required. Communicate with the District Manager	in progress
New Pond Agreement	ALL	Jason/DC/DM	Acceptance of new ponds	completed
Landscape Add Work Agreement	ALL	Jason/DC/DM	Acceptance of Landscape add Work	completed
Sub Division sign Decoration stipulations for the Holidays	ALL	Jason/DC/DM	Bring back a suggested approach for the potential handing of holiday decorations on subdivision signs (to be discussed at joint meeting)	submitted for review
Weekly Sump Pump checklists to BOS to be included in weekly reports	ALL	Johnathan	weekly sump pump check log to be included in reporting to ensure it is being executed efficiently	in progress
Inventory system for assets	ALL	Johnathan	work on an inventory list of current asset	ongoing

## **Exercise Classes and Kids Programming**

### Zumba with a Twist

- Class takes place Thursday morning at 9:15 AM.
- The class takes place inside the RiverHouse Fitness Room.

### Aqua and Land Aerobics

- Water aerobics is back for the summer on Monday, Wednesday, and Friday
  - Monday at 10:30 AM, Wednesday and Friday at 7:00 AM
- Due to popular demand and in effort to keep class sizes regulated, we are adding a Tuesday and Thursday water aerobics class from 2:30 PM to 3:30 PM in the Lap Pool.
- Land Aerobics is continuing Wednesday and Thursday
  - Wednesday at 10:30 AM and Thursday at 4:00 PM
- Subject to change on the schedule due to participation.

### Tennis

- Junior Tennis Fall program begins on August 16<sup>th</sup>. This will take place on Tuesday and Thursdays from August 16<sup>th</sup> through September 15. The schedule is as follows:
  - Middle School Training (Ages 11-14) – 3:30 PM to 4:30 PM
  - Pre-K Athletic Development (Ages 3-4) – 4:30 PM to 5:00 PM
  - Red/Orange Ball (Ages 5-8) – 5:00 PM to 6:00 PM
  - Orange/Green Ball (Ages 9-12) – 6:00 PM to 7:00 PM
- Adult tennis has moved to Saturday mornings, with the top Tennis pro from 904 tennis running the program.
- Beginner/Intermediate women's tennis is held from 8:30 AM to 10:00 AM.
- A Wednesday night Women's class has been added from 7:00 PM to 8:30 PM due to demand.

### Soccer Shots

- Fall program starts on Monday, August 29<sup>th</sup> and runs through November 21<sup>st</sup>.
  - All children 2-9 years old from 4:15 PM to 6:00 PM
- Will update with spring and summer numbers when available.

### Gentle Flow Yoga

- Gentle Yoga will remain every Monday Morning 9:00 AM – 9:50 AM at the RiverHouse Fitness Room. We have added a Gentle class on Friday morning at 9:00 AM.

- We have expanded the yoga program here at RiverTown again due to demand during summer. There will be multiple classes of different types of yoga.
  - Gentle Yoga will still be on Monday's and Friday's at 9:00 AM
  - Flow and Go will be on Wednesday's at 12:00 PM
  - Strong Flow will be Thursday's at 6:30 PM

#### Mary Time Music

- The summer program of Yoga and Music classes were very successful. A few make up classes are still occurring due to instructor being sick in July.
- The fall program will begin at the end of August and run through October twice a week.
  - Tuesdays and Wednesdays from 11:00 AM to 11:45 AM
- May be adding a Friday class due to demand.

#### Ball Room Dancing

- We have paused Ball Room Dancing due to interest. We will look to start having classes again in the fall.

#### Children's Dance Classes

- We had a summer camp the 19<sup>th</sup> through 22<sup>nd</sup> of July. This camp runs from 9am to 1pm each day at the fitness room at the RiverHouse. We had 6 families sign up for the camp.
- The fall schedule runs from August 16<sup>th</sup> through December 6<sup>th</sup>.
  - Ballet for Ages 3-5 from 4:45 PM to 5:30 PM
  - Jazz for K-2<sup>nd</sup> from 5:45 PM to 6:30 PM

#### Art in Motion Classes

- Art in Motion was an arts and crafts class for kids we had during the summer on Monday, Wednesday, and Thursday's. It was a resident vendor that ran the classes.
- During the school year we will continue and have a Wednesday afternoon classes:
  - 3:00 PM to 4:30 PM
  - 4:30 PM to 6:00 PM

#### Champion Swim School Lessons

- Swim Lessons classes are being offered through Champion Swim School this summer and will continue into the fall.
- Starting September 1<sup>st</sup>, classes will only be on Sunday from 1:00 PM to 5:00 PM.

#### Food Trucks

- Every Monday evening, Sal's Cucina is at the RiverHouse – Sal's is doing very well with an average revenue of \$650.00 each Monday.
- In place of Blazin Buffalo, every 2<sup>nd</sup> and 4<sup>th</sup> Thursday, we are going to have a different Taco truck for Taco Thursday! That is on the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays of each month. Starting in September, we will do a rotation each month of a different type of Food truck, example September Thursday would be a BBQ truck.

- We host 2-3 food trucks in rotation at the RiverHouse from 5:00 PM – 8:00 PM. We began to collect money from the food trucks (\$25.00 per savory and \$15.00 per dessert) starting on September 3rd. Revenue going back to CDD.
- We also have started having 1 food truck at the RiverClub on Friday and Saturday. This to help with the supply/demand of café during the weekends.

### **September Events**

- Italian Nights – Sal's (5<sup>th</sup>, 12<sup>th</sup>, 19<sup>th</sup>, 26<sup>th</sup>)
  - Every Monday at the RiverHouse from 5pm to 8pm
- Food Truck Friday's (2<sup>nd</sup>, 9<sup>th</sup>, 16<sup>th</sup>, 23<sup>rd</sup>, 30<sup>th</sup>)
  - Every Friday at the RiverHouse from 5pm to 8pm
- Food Truck Nights (15<sup>th</sup> and 29<sup>th</sup>)
  - Going to start rotating food type each month (example bbq trucks one month) at the RiverHouse from 5pm to 8pm every 2<sup>nd</sup> and 4<sup>th</sup> Thursdays
  - Will be Taco trucks this month with Alma Food Truck (8<sup>th</sup>) and Viva Mi Familia (22<sup>nd</sup>).
- Labor Day Weekend Entertainment (3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup>)
  - 3<sup>rd</sup> – Live music on both pool decks from 12:00 PM to 3:00 PM
    - Dean Winter Duo at RiverHouse
    - Mark O'Quinn Duo at RiverClub
  - 4<sup>th</sup> – Live Music on both pool decks from 12:00 PM to 3:00 PM
    - Ian Kelly Duo at RiverHouse
    - Jay Peele Duo at RiverClub
  - 5<sup>th</sup> – DJ's at RiverClub and RiverHouse pools from 12:00 PM to 3:00 PM. The Café will be open from 12:00 PM to 7:00 PM. The slide at the RiverHouse pool will also be open from 11:00 AM to 7:00 PM.
- NFL Kickoff Party at RiverClub (11<sup>th</sup>)
  - We will have local televised games on for both early time slots as well as the Redzone channel going all day. Café specials all day.
- RiverTown Community Blood Drive (11<sup>th</sup>)
  - LifeSouth will be on site Sunday, September 11<sup>th</sup> at the RiverHouse from 11:00 AM to 4:00 PM. Donate platelets, plasma, or double reds receive a \$20 eGift Card.
  - This was rescheduled from August due to staffing issue.
- Trivia (15<sup>th</sup>)
  - DJ Ross will be having Trivia from 6:30pm to 8:30pm. Category will be All Things Summer.
  - Will be a free event for all residents.
- St. John's County Library Bookmobile at RiverTown (16<sup>th</sup> and 30<sup>th</sup>)
  - Will be onsite on Friday, September 16<sup>th</sup> and 30<sup>th</sup> from 10:00 AM to 11:30 AM.
  - They will be parked at the RiverHouse.
- Music Bingo (22<sup>nd</sup>)
  - DJ Ross will be having Music Bingo from 6:30pm to 8:30pm. Categories will be Disco Hits and Movie songs.
  - Will be a free event for all residents.
- Live Music at the RiverClub (29<sup>th</sup>)
  - Live music on the RiverClub pool deck/café from 5pm to 8pm.
- Flower Arranging Event with Southern Grace Floral (27<sup>th</sup>)

- Will be held at RiverHouse from 6:30 PM to 8:00 PM.
- Cost is \$55 dollars for residents.

### **October Events**

- Italian Nights – Sal’s (3<sup>rd</sup>, 10<sup>th</sup>, 17<sup>th</sup>, 24<sup>th</sup>, 31<sup>st</sup>)
  - Every Monday at the RiverHouse from 5pm to 8pm
- Food Truck Friday’s (7<sup>th</sup>, 14<sup>th</sup>, 21<sup>st</sup>, 28<sup>th</sup>)
  - Every Friday at the RiverHouse from 5pm to 8pm
- Food Truck Nights (13<sup>th</sup> and 27<sup>th</sup>)
  - Going to start rotating food type each month (example bbq trucks one month) at the RiverHouse from 5pm to 8pm every 2<sup>nd</sup> and 4<sup>th</sup> Thursdays
- Trivia (15<sup>th</sup>)
  - DJ Ross will be having Trivia from 6:30pm to 8:30pm. Category will be TBD.
  - Will be a free event for all residents.
- Adult’s Only Halloween 90’s Party (21<sup>st</sup>)
  - Adult’s only party at the RiverHouse on October 21<sup>st</sup> from 7:00 PM to 10:00 PM
  - Will be a ticketed event.
- St. John’s County Library Bookmobile at RiverTown (14<sup>th</sup> and 28<sup>th</sup>)
  - Will be onsite on Friday, October 14<sup>th</sup> and 28<sup>th</sup> from 10:00 AM to 11:30 AM.
  - They will be parked at the RiverHouse.
- RiverTown Fall Festival (22<sup>nd</sup>)
  - Will be held at the RiverClub amphitheater from 11:00 AM to 2:00 PM.
  - We will have amusements, a DJ, costume contest, pumpkin patch, magicians, face painting and airbrush tattoos.
- Live Music at the RiverClub (27<sup>th</sup>)
  - Live music on the RiverClub pool deck/café from 5pm to 8pm.
- Trick or Treat RiverTown (31<sup>st</sup>)
  - Guest Services and staff will be handing out candy all day at the RiverClub for Halloween
- Jaguars Group Outing (23<sup>rd</sup>)
  - Jacksonville Jaguars vs. New York Giants at 1:00 PM
  - Roundtrip charter bus transportation from RiverTown to TIAA Bank Field and a pre-game tailgate inside of TIAA Bank Field with inclusive food, beer, wine, water, and soft drinks starting three hours prior to kickoff. There are also options to buy separate items and not full package.

### **RT Website and Mobile Website – Update**

- Website and mobile website are live now.
- Since launch:
  - Newsletter Sign ups – 535 (was 504 for the August report)
  - Access Card forms – 311 (was 284 for the August report)
  - Contact us/report a concern – 313 (was 298 for the August report)



## **RiverHouse**

- Pools
  - The backstroke flags were worn out due to sun damage. The team acquired and replaced the flags to facilitate the swim teams practices and meets. This will be an annual replacement as they tend to wear out every year.
  - The VFD cabinet for the family pool had its internal fans go out recently. The team was able to acquire some temporary fans to ensure it could still operate properly, but we brought out a vendor to inspect the system. They informed us that the drive may be failing and could potentially require replacement. They are contacting the manufacturer to ensure all other options are ruled out prior to replacing the unit. We will provide the boards with more information as we acquire it.
- Pump Room
  - The pump room has been organized. We are working to adjust our storage situation within all pump rooms to assist with efficiency.
  - The lid for the slide pump broke off. These lids are fiberglass and tend to break easily after prolonged exposure to the sun. We were able to adjust the position of the hinges and make lid functional again, but total replacement will be necessary in the future.
- Gym
  - The gym door was beginning to operate intermittently. The team investigated and found that the latching mechanism on the threshold was very loose. We were able to readjust and tighten the latch and will continue to monitor.
  - In addition to the equipment cushions, it was also reported that one of the cables within a machine was beginning to fray. The team investigated and found that they were able to file down the exposed cable without harming the integrity of the machine.
- Tennis courts
  - The windscreens on the court were falling off. The team inspected and reattached all screens. We will be looking to replace the screens and will bring the proposals to the board.
  - The team also identified and fixed any loose fencing. The fence becomes loose after some time due to wear and tear. We will continue to monitor.
- Basketball Courts
  - The nets have been torn again. This is a reoccurring maintenance repair, and we will continue to monitor and replace as necessary.
- Chairs
  - Some of the lounge chairs on the pool deck were torn due to normal wear and tear. The team accomplished repairs on the chairs and have placed them back on the pool deck.
- Rental Area
  - One of the floor outlets was loose in its ground enclosure. The team was able to readjust and tighten the box. Electrical tests were accomplished on all outlets to ensure no other issues were present.
  - The rental area hosted the elections recently. The team diligently inspected all outlets to ensure adequate operation prior to the machines being delivered and again once they arrived. All were operational at the time, but we will continue to monitor to ensure proper operation.
  - All the furniture on the inside and exterior of the rental area requires another cleaning. We have purchased an upholstery cleaner and will be attempting their cleaning inhouse rather

than contacting a vendor to come and clean it again. We have also contacted an upholstery vendor who may be able to assist with replacing any missing or torn cushions. Once quotes are acquired, we will present it to the boards.

- Some of the bulbs and fixtures needed replacing and repairing. The team is working through the facility and remedying any needs.
- AC Units
  - All AC units have had their filters replaced. This is a monthly reoccurring item and will be monitored for additional needs.
  - The slide is having issue allowing adults down the slide. We have had a pool specialist come out to inspect and he suggested removal of the plumbing to unclog the pipes. We have received one proposal and are awaiting additional.
  - Due to an issue with the thermostats being set too low for the units to handle, lockboxes have been installed.
- Pools
  - Over time, the pools develop a “scum” line along the tiles. The team cleaned all tiles and will continue to monitor for additional needs.
- Furniture
  - One of the couches lost a leg some time ago. The team has been monitoring their previous repair and found that the leg was not suitable. They have repaired it once again and will monitor it to ensure its adequacy.
- Doors
  - Some of the door handles are beginning to wear out. One of the handles to the bathroom required an adjustment this week to operate properly. We will continue to inspect all handles and either repair, if possible, or replace.

### **RiverClub**

- Pump Room
  - After some time, the fill tanks for the pools collect dirt, sand, and other debris on the bottom. The team investigated and cleaned out all excess debris. This is a reoccurring maintenance item and will be accomplished monthly.
- AC Units
  - All filters have been replaced for the AC units. The team also took apart and cleaned the outside of one of the units. Due to excess condensation, the exterior needed a deep clean. This will be accomplished during every monthly filter change.
- Kayak Shed
  - The kayak shed was cleaned out. The inside of the kayak shed had some spider webs and debris. The team was able to completely clean and will monitor.
- Server Room
  - The wall to the server room needed painting. We were able to paint the inside with no network outages. We will keep an eye on the room to ensure it remains clean.
- Umbrellas
  - The large umbrellas occasionally break due to wear and tear. We currently have spare parts on hand ensure they are not left non-operational for an extended period. The team disassembled, investigated, and repaired one of the umbrellas.
- Pressure Wash
  - The entirety of the RiverClub has been pressure washed along with the Kayak Storage building. The team will monitor this for additional needs.
- Painting

- The café bar, café kitchen door and all bathroom doors have been touched up. We are looking into future needs to paint the building as a whole and will ensure the boards are aware once we have an idea of costs and timelines for doing so.
- Janitorial Closet
  - The janitorial closet backs up to the server room in the offices. Occasionally, the wash basin in the janitorial closet will get wet and leak through the walls. We have contacted a vendor to tile the closet to alleviate this problem. They have provided a proposal and we have requested the scheduling of this project. Once this is finished, the walls to the server room will need removal and replacement due to excessive moisture.
- Emergency Lighting
  - We recently were visited by the fire marshal. Upon completion of his inspection, it was discovered that some of the emergency lighting was non-operational. We ordered new lights and had them installed within a week, well before the 45-day requirement.
- Café Fans
  - Some time ago, one of the fans in the café shifting, causing it to contact a beam in the ceiling. Being that this was such a large fan, we were required to do extensive research to ensure any repairs or remedies were accomplished appropriately and that the clearances between the fan and the beam were kept within tight tolerances. We were able to develop a plan and repair both fans. We are keeping a close eye on this and will investigate further if needed.
- Pool
  - One of the sides of the pool has its coping shifting. This causing the tiles to fall off along this side. We are currently reaching out to vendors for proposals to remove all the shifting coping tile, re-adhere the tile and move the coping back to its proper location. Due to its location, this could be a reoccurring issue and will need repair every few years or so. We have been able to reattach the fallen tile but will continue to reach out to vendors to have this matter resolved. Once proposals are acquired by our team, we will submit to the boards for approval.

### **Common Areas**

- Welcome Center Waterfall
  - The vendor was scheduled to come out and replace missing gasket and finish the installation of the pump on 08/29. The distributor let them know that the new gasket was on backorder until late October. Additionally, upon further investigation of the new pump, it was discovered that the shaft within was loose, which would cause it to destroy the impeller upon startup. The vendor is in constant contact with the distributor and working on this issue as quickly as possible. We will keep the boards updated on any more information we acquire.
- Community Lighting
  - All community lighting has been completed. We will continually monitor all these lights for proper placement and functionality.
- Community Sidewalk Pavers
  - The team is currently working to pressure wash all sidewalk pavers to ensure the safety of the residents. These areas build up algae and dirt over time and will need periodic maintenance.
- Painting
  - The vendor chosen to paint the entry monument along KeyStone Corners and LongLeaf Pine has been notified. We are currently scheduled to have the project begin in October.
- NorthLake Park

- The pavilion and playground area have been pressure washed. We have also painted all pillars at the pavilion. We will continue to inspect and address any issue that are present.
  - Four “no golf cart” signs have been placed around the NorthLake Park. This area has some low spots that hold water, resulting in turf that is worn down. We are looking onto adding drainage, but also require that gold carts stay off the turf.
- RiverClub Roundabout
  - One of the pillars was taken out by an accident. Once the new one was built, the team was able to repaint it. Unfortunately, another accident destroyed the pillar again. We are working to come up with a better solution for this area.
- Sternwheel Park
  - The mailbox kiosk had debris on the roof. The team was able to clean off the debris to ensure no damage occurs due to excessive buildup.
- RiverFront Park
  - An outlet near the fishing pier was broken. The team repaired and electrically tested the outlet for functionality. We will keep an eye on this outlet and if needed, move it to another area less likely to get knocked over.
  - After the recent storms, the team investigated the park as a whole and removed any debris that could be in the way of residents traversing the area properly.
- WaterSong
  - The entry monument had some algae buildup once again. This is a reoccurring maintenance item and will be done monthly.
- Estates
  - In the common area at the Estates, there is a light pole that had some washout areas near it. The team filled the washout, and we are monitoring the area.
- Golf Cart Stencils
  - Some of the painted “no golf cart” stencils are beginning to rub off. The team is inspecting all areas and repainting as necessary.
- RiverClub Roundabout
  - One of the pillars was taken out by an accident. Once the new one was built, the team was able to repaint it. Unfortunately, another accident destroyed the pillar again. We are working to come up with a better solution for this area.
  - This area has been cleaned and prepared for the installation of the new fence, light and plant material. All usable wiring from the damaged fence was taken off and is being stored for use throughout the community as others break or required replacement. The new fence install is projected for early October.
- Community Garden
  - All vacant beds have been prepared for their new occupants. The team will continue to address any additional needs and maintain the weed presence along the paths as needed.
- WaterSong
  - The WaterSong sign required cleaning again. In addition to the normal cleaning, the team emptied and vacuumed out the reservoir. This reoccurring and will require a quarterly cleaning.
- Dog Waste Stations
  - Three new waste stations have been installed in the community. Two within the Paw Park and once at RiverWalk Blvd and Orange Branch Trail. We are inspecting all others for replacement requirements and will ensure all are operational.

2.

RECDD I, II and III Landscape Deficiency Report

Contracted Item Description		January				February				March				April				May				June				July				August						
		1/3-1/9	1/10-1/16	1/17-1/23	1/24-1/30	1/31-2/6	2/7-2/13	2/14-2/20	2/21-2/27	2/28-3/6	3/7-3/13	3/14-3/20	3/21-3/27	3/28-4/3	4/4-4/10	4/11-4/17	4/18-4/24	4/25-5/1	5/02-5/08	5/09-5/15	5/16-5/22	5/23-5/29	5/30-6/05	6/06-6/12	6/13-6/19	6/20-6/26	6/27-7/03	7/04-7/10	7/11-7/17	7/18-7/24	7/25-7/31	8/01 - 8/07	8/08 - 8/14	8/15 - 8/21	8/22 - 8/28	8/29 - 9/04
Reporting & Communication	Contractor shall provide to management a written <b>report of work performed for each week</b> with notification of any <b>problem areas</b> and a schedule of <b>work for the upcoming month.</b> (Friday each week) (pg3)	5	5	5	5	5	5	5	5	5	5	4	4	5	5	5	5	5	5	5	5	1	4	4	4	4	3	4	4	5	5	5	5	5	5	5
	Contractor shall then within the time period specified by the District Representative, or if no time is specified <b>within forty-eight (48) hours</b> , explain in writing <b>what actions shall be taken to remedy the deficiencies.</b> (Tuesday each week) (pg3)	4	4	4	4	4	4	3	4	4	5	5	5	3	3	3	4	2	3	4	4	3	3	3	3	2	3	4	4	5	5	5	5	5	5	5
	A representative of the grounds maintenance service crew will report to the on-site management office immediately upon arrival to the site. A representative shall report to the on-site management upon departure from site. (pg 19)	5	5	5	5	5	5	5	5	4	5	5	5	5	5	5	5	1	5	4	4	2	2	4	3	3	3	3	4	4	5	5	5	5	5	5
	Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. (pg 19)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	3	4	4	5	5	5	5	5	5	5
Mowing, Edging & Trimming	This schedule shall state how many mowings per week during the growing season and dormant season. Notwithstanding the above, at no time will the turf grasses be allowed to grow beyond the following: Bermuda grass beyond a maximum height of two (2) inches; St. Augustine grasses beyond four and one half (4 1/2) inches; and Zoysia grasses beyond four (4) inches (pg 14)																																			
	Mow Bermuda Turf– March 1- November 1 - Once a week and November 1- March 1 – Once a month. (pg 14)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	1	3	4	3	3	3	4	4	4	4	4	4	4	4	4
	Mow St. Augustine Turf – March 1- November 1 – Once a week and November 1- March 1 – Once every two weeks. (pg 14)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	1	3	3	3	3	3	4	3	4	4	4	4	4	4	4
	Mow Zoysia Turf - March 1- November 1 – Once a week and November 1- March 1 – Once every two weeks. (pg 14)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	1	3	4	3	3	3	3	4	4	4	4	4	4	4	4
	Mow Bahia Turf - March 1 - November 1 – Once every two week and November 1- March 1 – Once a month (pg 14)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	1	3	4	3	3	3	3	4	3	4	4	4	4	4	4
Turf Management	Contractor is to include with its bid a detailed annual maintenance program to ensure optimum quality and performance of Bermuda St. Augustine, Zoysia and Bahia grasses. In addition to a detailed mowing schedule, program is to include detailed timed events such as fertilization, aeration and thatch removal. (pg 14)	3	3	4	4	4	5	4	3	4	4	5	5	5	5	5	5	5	5	4	4	3	3	3	3			4	4	3	3	3	3	3	2	
Pond Areas	Pond areas will be maintained within three (3) feet of the water’s edge unless otherwise directed by the District. Vegetation within three feet of the water’s edge will be controlled with use of a string/line trimmer or other mechanical means. Vegetation within these limits should be maintained in a clean condition with the rise and fall of the water line. (pg 15)	5	5	5	4	4	4	4	4	4	3	4	5	3	3	3	3	3	4	3	2	3	3	2	2	2	3	3	3	3	3	4	4	4	3	
	Any trash debris in the water within arm’s reach of Contractor shall be removed and disposed of offsite. (pg 15)	5	5	4	3	4	4	3	3	3	3	4	4	4	3	4	3	2	3	3	3	4	4	4	4	5	5	5	5	5	5	5	5	5	5	
Tree & Shrub Care	Trees, hedges, plants, vines, and shrubs shall be pruned by Contractor on an ongoing basis removing broken or dead limbs at least once (1x) a month or more, as necessary, to provide a neat and clean appearance. All the plant beds around the pond perimeters are to be maintained in the same manner as all other plant beds within the community. (pg 16)	3	3	4	4	4	4	4	4	4	4	4	4	4	4	3	3	2	3	3	3	3	3	2	2	2	2	3	3	3	3	4	4	4	4	
	Ornamental grasses will be cut back once a year in late winter. (pg 16)			5	5	5	5	5																												
	All deciduous trees shall be pruned when dormant to ensure proper uniform growth. (pg 16)			5	5	5	5	5																												
	All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. (pg 16)																																			
	Sucker growth at the base of all trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. (pg 16)	4	4	4	4	4	4	4	3	4	4	4	4	4	4	3	4	4	4	4	4	4	4	2	2	2	2	3	3	3	3	3	4	4	4	
	Branches and limbs shall be kept off buildings, including roofs, sign wall structures, and pruned over sidewalks and parking lots so as not to interfere with pedestrians or cars. (This is to include maintaining a minimum of six to eight (6-8) feet of clearance under all limbs over sidewalks and ten to twelve (10-12) feet clearance above all driveways and ROW’s depending on location and species of tree.) Hedges, shrubs and ground covers are to be maintained twelve to eighteen (12-18) inches away from buildings, fences and other structures. (pg 17)	3	3	3	3	4	4	3	4	4	4	4	5	4	4	4	4	3	3	4	4	3	3	3	3	3	3	3	3	3	3	3	4	4	4	
	Trim buffer area along the Riverfront Park - Trimming of buffer area to four (4) feet high from the south lookout north 3,200 feet to the extent of the cleared portion of park. This to include any saplings, Sabal Palmetto fronds above four (4) feet and tall weeds. (pg 17)			5																																
Trim County Road 244 Woodline – Trim all overhanging vegetation on R/W line and walks to eight (8) feet high along the length of County Road 244 (pg 17)			5																																	
Weeds & Grasses	All groundcover and turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. (pg 17) Ground covers may grow to approximately three to four (3-4) inches in height. Foliage free space is to be maintained between all ground covers and other plants, plant beds, trees, walls or other unintended areas. (pg 18)	4	4	3	4	4	4	3	3	3	3	4	4	3	3	2	3	3	3	2	3	2	2	2	2	2	2	3	3	2	2	3	3	3	3	
	All shrub and bed areas shall be maintained each mowing service by removing all trash and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a pre-emergent herbicide. (pg 17)	4	4	4	4	4	4	3	3	3	3	4	4	3	3	2	3	2	3	3	3	2	3	3	2	2	2	3	3	2	2	3	3	3	3	
	All fence lines shall be kept clear of weeds, undesirable vines and overhanging limb (pg 17).	4	4	4	4	4	4	4	4	5	4	4	5	4	4	4	3	4	4	4	4	3	3	3	3	2	3	3	4	3	3	3	3	3	3	





[illegible]



3.



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

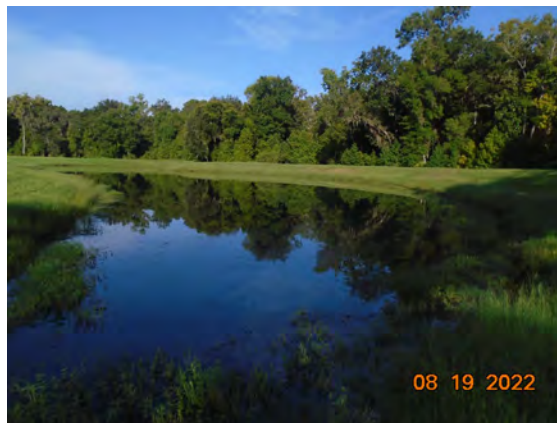
## Service Report

**Date :** August 31, 2022

**Field Techs:** Mike Liddell /  
Justin Powers

**Client:** RiverTown

**Pond A:** Treated perimeter vegetation and algae.



**Pond B:** Perimeter vegetation decaying.

**Pond C:** Perimeter grass is decaying.

**Pond D:** Applied algaecide and pond dye.

**Pond E:** Applied algaecide around edge of pond.



**Pond G:** Applied algaecide.



**Pond H:** Treated algae around entire pond.



**Pond I:** Treated perimeter vegetation and algae.



**Pond J:** Perimeter vegetation is decaying. Algae is forming around decay.



**Pond K:** Treated algae and perimeter vegetation.



**Pond L:** Pond is in good condition, treated for algae.



**Pond M:** Pond is in good condition, no algae noticed. Fountain was running at time of visit. Treated for algae and emergent weeds.



**Pond Q:** Previous treatment appears effective, pond in good condition.





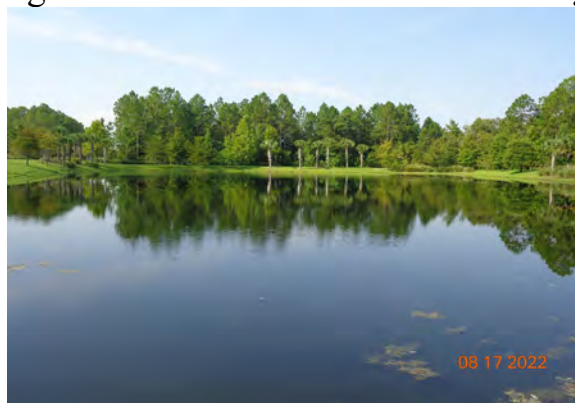
**Pond R:** Picked up minor trash, pond looks good. Treated for algae and emergent weeds.



**Pond S:** Previous treatments were effective.



**Pond T:** Pond is in good condition. Treated for minor algae growth.



**Pond U:** Pond in good condition, previous treatment was effective, no algae noticed.



**Pond V:** Previous treatments appear effective.



**Pond W:** Applied algaecide.



**Pond X: (Homestead)** Treatment for coontail was effective, mostly dead stems floating.



**Pond Y: (behind model homes) pond in good condition.**



**Pond Z: (behind pond K) Treated algae around pond.**



**Pond AA: (Homestead) Applied algaecide.**



**Pond BB: (Homestead) Treated algae.**





**Pond CC:** Treated for algae.



**Pond DD:** Previous treatments appear to be working, removed trash and treated for algae.



**Pond EE:** Previous treatment was effective. Pond is in good condition.



**Pond FF:** Pond looks good, picked up minor trash. Treated for algae and emergent weeds.





**Pond GG:** Pond in good condition, treated for algae and emergent weeds.



**Pond HH:** Treated for algae and emergent weeds, picked up trash.



**Pond II:** Pond in good condition, treated for algae.



**Pond JJ:** Treated Algae covering entire pond.



**Pond KK:** Applied pond dye.



**Pond LL:** Pond is in good condition, no algae noticed.



**Pond MM:** Picked up minor trash. Previous treatment was effective.



**Pond NN:** Perimeter grasses are decaying.



**Pond OO:** Pond looks good.



**Pond PP:** Pond looks good, previous treatment was effective.



**Pond QQ:** Previous treatment effective, pond looks good.

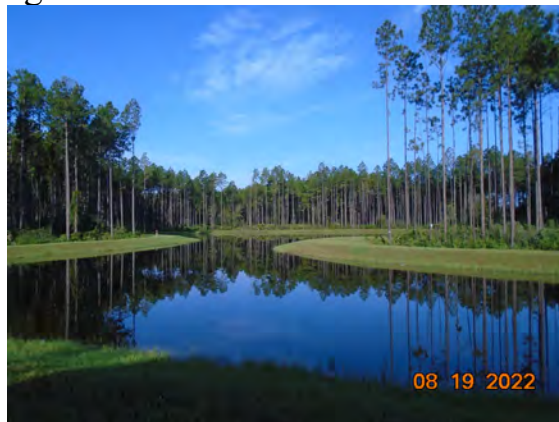




**Pond RR:** Pond in good condition no algae or trash noticed.



**Pond SS:** Applied algaecide.



**Pond TT:** Treated perimeter vegetation.



**Pond UU:** Treated cattails.



**Pond VV:** Treated algae and removed trash.



**Pond WW:** Pond in good condition, no trash or algae noticed.



**Pond XX:** Pond was low, no algae noticed.



**Pond CR-7 (front):** Pond looks great, treated for algae.



**Pond River Club 1:** Treated vegetation.



**Pond River Club 2:** Applied algaecide.



**Pond 1: (Water Song)** Treated algae.





**Pond 2:** Pond needs treatment but access was too wet to drive through.

**Pond 3:** Treated algae.



**Pond 4:** Treated perimeter vegetation and algae.



**Pond 5:** Applied pond dye.



**Pond 6:** Treated algae.



**Pond 7:** Applied pond dye.



**Pond 8:** Treated algae.





**Pond 9:** Treated algae.



**Pond 10:** Spot treated cattails.



**Pond 11:** Removed some trash around pond. Lots of builder trash around entire area.



**Pond 12:** Pond in good condition, water level low.



**Pond 13:** Treated cattails.



**Pond 14:** Treated cattails.



**Pond 15:** Applied algaecide.



*E.*



## Landscape Maintenance Report August

### Irrigation:

Irrigation team is consistently monitoring clocks, especially with excessive rainfall. The only areas that are on scheduled irrigation are new sod and planting areas. There have been some wiring and mainline issues that have come up. Below are updates for each one:

Narrowleaf mainline and valve- *Repaired*

Rambling water mainline- *Repaired*

Homestead mainlines- *Repaired*

Riverwalk Blvd mainline- *Repaired*

Main Street 3 wiring issue- *Repaired*

Main Street 2 Decoder damage from lightning- *Proposal submitted/In progress.*

### Maintenance:

For the Month of August our focus was weed control, pond maintenance, and cart path clearance. With our additional dedicated detail crews, we have been able to improve weed control throughout the property. Our updated detail schedules have improved consistency and quality at Rivertown. Ponds and pond beds have been a major focus. For example, we met with a few residents in The Enclaves. We discussed their concerns and our approach with the maintenance of ponds moving forward. Both ponds were completed and are being maintained. Lastly, we focused on the cart paths throughout Rivertown. Starting with Northlake, Riverhouse, and Main Street. These areas have been hard edged to open the pathways for better clearance. Paths are being maintained and monitored closely.

Summer is still here. With our new programs, staffing and schedules we will continue to push for the best quality at Rivertown.

#### Turf and Chemical applications:

- Agro Pro continued applying fertilizer throughout Rivertown. 16,000 gallons were used, and 135 acres were applied.

*Fertilizer used: 21-7-14 (Ferrous Sulfate)*

Focus of this application was to improve overall health, growth and color of turf. The quality of turf is getting better each week.

- Turf weeds were spot treated throughout Rivertown to eliminate broadleaf weeds and some sedges.

*Herbicide used: Basagran+Celsius*

- Insecticide was applied to prevent and eliminate turf damaging insects.

*Insecticide used: Bifen+Basagran*

- Roses have been treated with a fungicide and insecticide. Target for this application was to improve overall health, growth, and color of the roses throughout the community.

*Herbicide and Insecticide used: Safari and Pageant*

#### Annuals:

Annuals have been doing well. With all the rain that we have had in the past two weeks, we have been monitoring for any fungus. Fertilizer and fungicide have been applied.

#### **Enhancements:**





- Sternwheel Park sod replacement



- Added plants along the pathway in The Groves.
- Installed oak tree along Waterfront Dr.

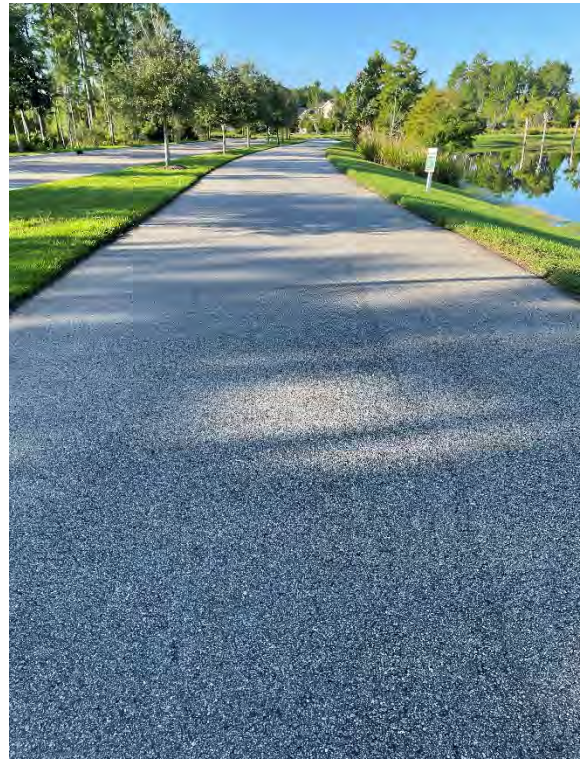
## Pond Maintenance





- This is an example of our pond bed maintenance. Grasses pruned and weeds removed/sprayed.

#### **Cart path Maintenance**



- This an example of the cart path maintenance. Hard edging properly to maintain edge.

*EIGHTH ORDER OF BUSINESS*



*A.*

# Rivers Edge II

## Community Development District

Unaudited Financial Reporting  
August 31, 2022



**Rivers Edge II**  
**Community Development District**  
**Combined Balance Sheet**  
August 31, 2022

	<b><u>Governmental Fund Types</u></b>				<b>Totals</b>
	<b>General</b>	<b>Debt Service</b>	<b>Capital Projects</b>	<b>Capital Reserve</b>	<b>(Memorandum Only)</b>
<b><u>Assets:</u></b>					
Cash	\$444,953	---	---	\$75,000	\$519,953
Due from Capital Projects	\$1,138	---	---	---	\$1,138
Due from Vesta- Café	\$11,822	---	---	---	\$11,822
Due from Other	\$5,569	---	---	---	\$5,569
Due from Rivers Edge III - CS	\$20,578	---	---	---	\$20,578
Prepaid Expenses	\$8,548	---	---	---	\$8,548
Custody Account	\$220,720	---	---	---	\$220,720
Utility Deposits	\$16,840	---	---	---	\$16,840
<b><u>Series 2020</u></b>					
Reserve	---	\$232,108	---	---	\$232,108
Revenue	---	\$173,215	---	---	\$173,215
Acquisition & Construction	---	---	\$5,404	---	\$5,404
<b><u>Series 2021</u></b>					
Reserve	---	\$276,000	---	---	\$276,000
Revenue	---	\$177,490	---	---	\$177,490
Acquisition & Construction	---	---	\$721,046	---	\$721,046
<b>Total Assets</b>	<b>\$730,167</b>	<b>\$858,813</b>	<b>\$726,449</b>	<b>\$75,000</b>	<b>\$2,390,430</b>
<b><u>Liabilities:</u></b>					
Accounts Payable	\$202,869	---	---	---	\$202,869
Due to Rivers Edge- Utilities	\$14,968	---	---	---	\$14,968
Due to Vesta- Café	\$16,253	---	---	---	\$16,253
Due to General Fund	---	---	\$1,138	---	\$1,138
<b><u>Fund Balances:</u></b>					
Restricted for Debt Service	---	\$858,813	---	---	\$858,813
Restricted for Capital Projects	---	---	\$725,311	\$75,000	\$800,311
Unassigned	\$496,077	---	---	---	\$496,077
<b>Total Liabilities and Fund Equity</b>	<b>\$730,167</b>	<b>\$858,813</b>	<b>\$726,449</b>	<b>\$75,000</b>	<b>\$2,390,430</b>

**Rivers Edge II**  
**Community Development District**  
**Statement of Revenues & Expenditures**  
For The Period Ending August 31, 2022

Description	AMENDED BUDGET	PRORATED	ACTUAL THRU 8/31/22	VARIANCE
		BUDGET THRU 8/31/22		

**Revenues:**

Assessments - Roll	\$221,364	\$221,364	\$223,462	\$2,098
Assessments - Direct	\$227,965	\$227,965	\$228,204	\$239
Developer Contributions	\$1,190,034	\$1,190,034	\$1,433,768	\$243,734
Gross Sales - Café	\$218,690	\$218,690	\$448,472	\$229,782
Special Events	\$7,000	\$6,417	\$1,910	(\$4,507)
Miscellaneous Income	\$0	\$0	\$8,524	\$8,524
Cost Share Amenity- Rivers Edge III	\$82,310	\$61,733	\$61,733	\$0

<b>Total Revenues</b>	<b>\$1,947,363</b>	<b>\$1,926,202</b>	<b>\$2,406,073</b>	<b>\$479,871</b>
-----------------------	--------------------	--------------------	--------------------	------------------

**Expenditures**

**Administrative**

Engineering	\$15,000	\$13,750	\$7,555	\$6,195
Arbitrage	\$1,200	\$1,100	\$600	\$500
Dissemination Agent	\$3,500	\$3,208	\$3,208	(\$0)
Attorney	\$22,244	\$22,244	\$28,080	(\$5,836)
Annual Audit	\$5,000	\$5,000	\$4,120	\$880
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$8,000	\$7,333	\$5,894	\$1,440
Management Fees	\$30,000	\$27,500	\$27,500	\$0
Construction Accounting	\$3,500	\$3,208	\$0	\$3,208
Information Technology	\$1,800	\$1,650	\$1,650	\$0
Website Administration	\$1,200	\$1,100	\$1,100	\$0
Telephone	\$200	\$183	\$59	\$125
Postage	\$800	\$733	\$274	\$459
Printing & Binding	\$1,200	\$1,100	\$1,069	\$31
Insurance	\$5,919	\$5,919	\$5,570	\$349
Legal Advertising	\$4,000	\$3,667	\$117	\$3,550
Other Current Charges	\$1,000	\$917	\$830	\$87
Office Supplies	\$850	\$779	\$58	\$721
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website design/compliance	\$5,625	\$5,156	\$0	\$5,156

<b>Total Administrative</b>	<b>\$116,213</b>	<b>\$104,567</b>	<b>\$92,859</b>	<b>\$11,709</b>
-----------------------------	------------------	------------------	-----------------	-----------------

**Rivers Edge II**  
**Community Development District**  
**Statement of Revenues & Expenditures**  
For The Period Ending August 31, 2022

Description	AMENDED	PRORATED	ACTUAL	VARIANCE
	BUDGET	BUDGET	THRU 8/31/22	
		THRU 8/31/22	THRU 8/31/22	
<u>Grounds Maintenance</u>				
Cost Share Landscaping- Rivers Edge	\$688,906	\$516,680	\$516,680	\$0
Field Operations Management (Vesta)	\$38,569	\$35,355	\$38,528	(\$3,173)
Landscape Maintenance	\$241,438	\$241,438	\$291,533	(\$50,095)
Lake Maintenance	\$20,000	\$20,000	\$25,848	(\$5,848)
Landscape Replacements	\$500	\$458	\$0	\$458
Streetlighting	\$0	\$0	\$22,065	(\$22,065)
<b>Total Grounds Maintenance</b>	<b>\$989,413</b>	<b>\$813,931</b>	<b>\$894,653</b>	<b>(\$80,723)</b>
 <u>Amenity Center- River House</u>				
General & Lifestyle Manager (Vesta)	\$67,000	\$67,000	\$82,030	(\$15,030)
Hospitality Staff (Vesta)	\$117,895	\$108,070	\$89,961	\$18,109
Security Monitoring	\$5,000	\$4,583	\$0	\$4,583
Telephone	\$10,260	\$9,405	\$9,924	(\$519)
Insurance	\$56,270	\$56,270	\$55,466	\$804
General Facility & Common Grounds Maint (Vesta)	\$61,289	\$61,289	\$64,966	(\$3,677)
Pool Maintenance(Vesta)	\$19,260	\$17,655	\$8,668	\$8,987
Pool Chemicals(Poolsure)	\$8,343	\$8,343	\$8,471	(\$128)
Janitorial Services (Vesta)	\$17,260	\$15,822	\$6,798	\$9,024
Access Cards	\$3,500	\$3,208	\$1,575	\$1,633
Window Cleaning	\$3,500	\$3,208	\$0	\$3,208
Natural Gas	\$2,050	\$2,050	\$4,833	(\$2,783)
Electric	\$20,000	\$20,000	\$24,391	(\$4,391)
Sewer/Water/Irrigation	\$75,000	\$75,000	\$97,108	(\$22,108)
Repair and Replacements	\$40,000	\$40,000	\$71,083	(\$31,083)
Refuse	\$7,500	\$7,500	\$12,404	(\$4,904)
Pest Control	\$1,920	\$1,760	\$1,522	\$238
License/Permits	\$1,500	\$1,375	\$700	\$675
Other Current	\$1,000	\$917	\$0	\$917
Special Events	\$15,000	\$15,000	\$28,030	(\$13,030)
Holiday Decorations	\$13,000	\$13,000	\$22,655	(\$9,655)
Office Supplies/Postage	\$1,500	\$1,375	\$1,347	\$28
Café Costs- labor/food/beverage/COGS	\$218,690	\$218,690	\$437,305	(\$218,615)
<b>Total Amenity Center- River House</b>	<b>\$766,737</b>	<b>\$751,521</b>	<b>\$1,029,237</b>	<b>(\$277,716)</b>
 General Reserves	 \$75,000	 \$75,000	 \$75,000	 \$0
<b>Total Expenditures</b>	<b>\$1,947,363</b>	<b>\$1,745,019</b>	<b>\$2,091,749</b>	<b>(\$346,731)</b>

**Rivers Edge II**  
**Community Development District**  
Statement of Revenues & Expenditures  
For The Period Ending August 31, 2022

Description	AMENDED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<b>Excess Revenues/Expenses</b>	<b>(\$0)</b>		<b>\$314,324</b>	
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In /(Out)	\$0	\$0	(\$855)	(\$855)
<b>Total Other</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$855)</b>	
<b>Net Change in Fund Balance</b>	<b>(\$0)</b>		<b>\$313,469</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$182,609</b>	
<b>Fund Balance - Ending</b>	<b>(\$0)</b>		<b>\$496,077</b>	

**Rivers Edge II**  
**Community Development District**  
**General Fund**  
**Month By Month Income Statement**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
--	---------	----------	----------	---------	----------	-------	-------	-----	------	------	--------	-----------	-------

**Revenues:**

Assessments - Roll	\$0	\$27,740	\$89,147	\$47,430	\$19,015	\$2,961	\$32,534	\$0	\$4,635	\$0	\$0	\$0	\$223,462
Assessments - Direct	\$96,263	\$37,330	\$59,133	\$35,440	\$0	\$0	\$39	\$0	\$0	\$0	\$0	\$0	\$228,204
Developer Contributions	\$117,462	\$75,814	\$115,183	\$103,689	\$88,207	\$80,605	\$421,763.79	\$63,200	\$75,629	\$60,430	\$231,784	\$0	\$1,433,768
Gross Sales - Café	\$41,177	\$19,630	\$20,127	\$23,537	\$22,717	\$46,263	\$56,985	\$68,843	\$76,558	\$72,636	\$0	\$0	\$448,472
Special Events	\$140	\$340	\$0	\$0	\$160	\$180	\$410	\$80	\$140	\$370	\$90	\$0	\$1,910
Miscellaneous Income/Interest Income	\$1,273	\$1	\$1	\$3,359	\$1,692	\$42	\$706	\$487	\$278	\$335	\$352	\$0	\$8,524
Cost Share Amenity- Rivers Edge III	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,155	\$0	\$0	\$20,578	\$0	\$61,733

<b>Total Revenues</b>	<b>\$256,314</b>	<b>\$160,854</b>	<b>\$283,591</b>	<b>\$213,454</b>	<b>\$131,791</b>	<b>\$130,052</b>	<b>\$512,438</b>	<b>\$173,765</b>	<b>\$157,240</b>	<b>\$133,771</b>	<b>\$252,804</b>	<b>\$0</b>	<b>\$2,406,073</b>
-----------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------	--------------------

**Expenditures:**

**Administrative**

Engineering	\$185	\$3,197	\$1,768	\$509	\$588	\$0	\$0	\$604	\$705	\$0	\$0	\$0	\$7,555
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$600
Dissemination Agent	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$3,208
Attorney	\$3,228	\$1,866	\$4,628	\$3,605	\$3,589	\$1,718	\$2,216	\$2,858	\$4,371	\$0	\$0	\$0	\$28,080
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,120	\$0	\$4,120
Assessment Roll	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Trustee Fees	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$1,853	\$1,541	\$0	\$0	\$0	\$5,894
Management Fees	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$0	\$27,500
Construction Accounting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$1,650
Webiste Administration	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$1,100
Telephone	\$0	\$12	\$14	\$0	\$0	\$0	\$11	\$7	\$0	\$14	\$0	\$0	\$59
Postage	\$9	\$8	\$50	\$10	\$15	\$10	\$9	\$11	\$8	\$132	\$10	\$0	\$274
Printing & Binding	\$131	\$18	\$14	\$32	\$42	\$45	\$75	\$21	\$91	\$406	\$194	\$0	\$1,069
Insurance	\$5,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,570
Legal Advertising	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117
Other Current Charges	\$48	\$68	\$84	\$84	\$82	\$81	\$72	\$71	\$70	\$123	\$48	\$0	\$830
Office Supplies	\$3	\$6	\$1	\$1	\$1	\$7	\$9	\$13	\$3	\$7	\$9	\$0	\$58
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Website design/compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

<b>Total Administrative</b>	<b>\$15,008</b>	<b>\$8,217</b>	<b>\$14,601</b>	<b>\$7,282</b>	<b>\$7,357</b>	<b>\$4,903</b>	<b>\$5,433</b>	<b>\$8,479</b>	<b>\$9,832</b>	<b>\$4,324</b>	<b>\$7,422</b>	<b>\$0</b>	<b>\$92,859</b>
-----------------------------	-----------------	----------------	-----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	------------	-----------------

**Grounds Maintenance**

Cost Share Landscaping- Rivers Edge	\$0	\$0	\$172,227	\$0	\$0	\$172,227	\$0	\$0	\$0	\$172,227	\$0	\$0	\$516,680
Field Operations Management (Vesta)	\$3,503	\$3,503	\$3,503	\$3,503	\$3,503	\$3,503	\$3,503	\$3,503	\$3,503	\$3,503	\$3,503	\$0	\$38,528
Landscape Maintenance	\$22,072	\$23,996	\$29,993	\$29,535	\$29,753	\$34,770	\$28,067	\$31,913	\$28,668	\$29,852	\$2,914	\$0	\$291,533
Lake Maintenance	\$1,723	\$2,598	\$3,823	\$4,033	\$1,506	\$1,506	\$1,506	\$1,506	\$1,745	\$4,396	\$1,506	\$0	\$25,848
Landscape Replacements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streetlighting	\$37	\$35	\$2,438	\$2,027	\$2,361	\$2,420	\$2,347	\$2,504	\$2,649	\$2,717	\$2,531	\$0	\$22,065
<b>Total Grounds Maintenance</b>	<b>\$27,334</b>	<b>\$30,131</b>	<b>\$211,984</b>	<b>\$39,097</b>	<b>\$37,123</b>	<b>\$214,424</b>	<b>\$35,423</b>	<b>\$39,425</b>	<b>\$36,564</b>	<b>\$212,694</b>	<b>\$10,453</b>	<b>\$0</b>	<b>\$894,653</b>

**Rivers Edge II**  
**Community Development District**  
**General Fund**  
**Month By Month Income Statement**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b><u>Amenity Center- River House</u></b>													
General & Lifestyle Manager (Vesta)	\$7,457	\$7,457	\$7,457	\$7,457	\$7,457	\$7,457	\$7,457	\$7,457	\$7,457	\$7,457	\$7,457	\$0	\$82,030
Hospitality Staff (Vesta)	\$8,178	\$8,178	\$8,178	\$8,178	\$8,178	\$8,178	\$8,178	\$8,178	\$8,178	\$8,178	\$8,178	\$0	\$89,961
Security Monitoring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$869	\$886	\$886	\$886	\$878	\$919	\$920	\$920	\$920	\$919	\$921	\$0	\$9,924
Insurance	\$55,466	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,466
General Facility & Common Grounds Maint (Vesta)	\$5,906	\$5,906	\$5,906	\$5,906	\$5,906	\$5,906	\$5,906	\$5,906	\$5,906	\$5,906	\$5,906	\$0	\$64,966
Pool Maintenance(Vesta)	\$788	\$788	\$788	\$788	\$788	\$788	\$788	\$788	\$788	\$788	\$788	\$0.00	\$8,668
Pool Chemicals	\$709	\$695	\$765	\$765	\$765	\$765	\$765	\$765	\$826	\$826	\$826	\$0.00	\$8,471
Janitorial Services (Vesta)	\$618	\$618	\$618	\$618	\$618	\$618	\$618	\$618	\$618	\$618	\$618	\$0	\$6,798
Access Cards	\$0	\$0	\$0	\$0	\$788	\$0	\$788	\$0	\$0	\$0	\$0	\$0	\$1,575
Window Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Natural Gas	\$333	\$426	\$450	\$432	\$372	\$346	\$528	\$517	\$406	\$418	\$604	\$0	\$4,833
Electric	\$1,604	\$1,372	\$1,391	\$1,465	\$7,649	\$1,610	\$1,533	\$1,701	\$2,010	\$2,027	\$2,031	\$0	\$24,391
Sewer/Water/Irrigation	\$13,958	\$9,891	\$9,716	\$6,861	\$8,317	\$8,768	\$10,414	\$7,433	\$6,782	\$7,165	\$7,803	\$0	\$97,108
Repair and Replacements	\$18,617	\$5,381	\$6,518	\$7,138	\$4,834	\$7,364	\$4,652	\$4,934	\$7,021	\$4,138	\$488	\$0	\$71,083
Refuse	\$890	\$885	\$921	\$876	\$1,085	\$1,107	\$1,182	\$1,178	\$1,178	\$1,542	\$1,561	\$0	\$12,404
Pest Control	\$100	\$100	\$100	\$465	\$339	\$105	\$105	\$0	\$105	\$105	\$0	\$0	\$1,522
License/Permits	\$0	\$0	\$325	\$0	\$0	\$0	\$0	\$0	\$375	\$0	\$0	\$0	\$700
Other Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$5,136	\$1,132	\$2,850	\$4,037	\$284	\$2,872	\$1,400	\$3,500	\$3,350	\$1,845	\$1,625	\$0	\$28,030
Holiday Decorations	\$0	\$22,655	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,655
Office Supplies/Postage	\$297	\$70	\$0	\$87	\$240	\$62	\$345	\$136	\$111	\$0	\$0	\$0	\$1,347
Café Costs- labor/food/beverage/COGS	\$45,605	\$25,947	\$13,214	\$22,331	\$20,242	\$46,948	\$52,541	\$60,007	\$82,765	\$67,705	\$0	\$0	\$437,305
General Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000	\$0	\$0	\$0	\$75,000
<b>Total Field Operations</b>	<b>\$166,533</b>	<b>\$92,386</b>	<b>\$60,082</b>	<b>\$68,290</b>	<b>\$68,739</b>	<b>\$93,812</b>	<b>\$98,118</b>	<b>\$104,037</b>	<b>\$203,797</b>	<b>\$109,637</b>	<b>\$38,805</b>	<b>\$0</b>	<b>\$1,104,237</b>
Interfund Transfer In /(Out)	\$855	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$855
<b>Total Expenditures</b>	<b>\$208,874</b>	<b>\$130,735</b>	<b>\$286,667</b>	<b>\$114,670</b>	<b>\$113,219</b>	<b>\$313,139</b>	<b>\$138,974</b>	<b>\$151,942</b>	<b>\$250,193</b>	<b>\$326,655</b>	<b>\$56,681</b>	<b>\$0</b>	<b>\$2,092,604</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$47,440</b>	<b>\$30,118</b>	<b>(\$3,076)</b>	<b>\$98,785</b>	<b>\$18,572</b>	<b>(\$183,087)</b>	<b>\$373,463</b>	<b>\$21,822</b>	<b>(\$92,953)</b>	<b>(\$192,884)</b>	<b>\$196,123</b>	<b>\$0</b>	<b>\$313,469</b>



**Rivers Edge II**  
**Community Development District**  
**Debt Service Fund - Series 2020**  
Statement of Revenues & Expenditures  
For The Period Ending August 31, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
-------------	-------------------	------------------------------------	------------------------	----------

**Revenues:**

Assessments- Roll	\$173,773	\$173,773	\$175,317	\$1,543
Assessments- Direct	\$289,643	\$289,643	\$289,643	\$0
Interest Income	\$1,000	\$1,000	\$1,144	\$144
Carryforward Surplus	\$173,506	\$0	\$0	\$0

<b>Total Revenues</b>	<b>\$637,922</b>	<b>\$464,416</b>	<b>\$466,104</b>	<b>\$1,688</b>
-----------------------	------------------	------------------	------------------	----------------

**Expenditures**

**Series 2020**

Interest 11/1	\$172,656	\$172,656	\$172,656	\$0
Interest 5/1	\$120,000	\$120,000	\$120,000	\$0
Principal 5/1	\$172,656	\$172,656	\$172,656	\$0

<b>Total Expenditures</b>	<b>\$465,313</b>	<b>\$465,313</b>	<b>\$465,313</b>	<b>\$0</b>
---------------------------	------------------	------------------	------------------	------------

<b>Excess Revenues (Expenditures)</b>	<b>\$172,609</b>	<b>(\$897)</b>	<b>\$791</b>	<b>\$1,688</b>
---------------------------------------	------------------	----------------	--------------	----------------

**Other Sources (Uses):**

Transfer In/ (Out)	\$0	\$0	\$855	\$855
--------------------	-----	-----	-------	-------

<b>Total Other Sources (Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$855</b>	<b>\$855</b>
-----------------------------------	------------	------------	--------------	--------------

<b>Net Change in Fund Balance</b>	<b>\$172,609</b>	<b>(\$897)</b>	<b>\$1,646</b>	<b>\$2,542</b>
-----------------------------------	------------------	----------------	----------------	----------------

<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$403,677</b>	
---------------------------------	------------	--	------------------	--

<b>Fund Balance - Ending</b>	<b>\$172,609</b>		<b>\$405,323</b>	
------------------------------	------------------	--	------------------	--

Reserve	\$232,108
Revenue	\$173,215
	<u>\$405,323</u>

**Rivers Edge II**  
**Community Development District**  
**Debt Service Fund - Series 2021**  
Statement of Revenues & Expenditures  
For The Period Ending August 31, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
-------------	-------------------	------------------------------------	------------------------	----------

**Revenues:**

Assessments - Direct	\$552,000	\$552,000	\$552,000	\$0
Interest Income	\$1,000	\$1,000	\$1,288	\$288
Carryforward Surplus	\$183,600	\$0	\$0	\$0

<b>Total Revenues</b>	<b>\$736,600</b>	<b>\$553,000</b>	<b>\$553,288</b>	<b>\$288</b>
-----------------------	------------------	------------------	------------------	--------------

**Expenditures**

**Series 2021**

Interest 11/1	\$183,600	\$183,600	\$183,600	\$0
Interest 5/1	\$200,000	\$200,000	\$200,000	\$0
Principal 5/1	\$175,788	\$175,788	\$175,788	\$0

<b>Total Expenditures</b>	<b>\$559,388</b>	<b>\$559,388</b>	<b>\$559,388</b>	<b>\$0</b>
---------------------------	------------------	------------------	------------------	------------

<b>Excess Revenues (Expenditures)</b>	<b>\$177,212</b>	<b>(\$6,388)</b>	<b>(\$6,100)</b>	<b>\$288</b>
---------------------------------------	------------------	------------------	------------------	--------------

**Other Sources (Uses):**

Transfer In/ (Out)	\$0	\$0	(\$46)	(\$46)
--------------------	-----	-----	--------	--------

<b>Total Other Sources (Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$46)</b>	<b>(\$46)</b>
-----------------------------------	------------	------------	---------------	---------------

<b>Net Change in Fund Balance</b>	<b>\$177,212</b>	<b>(\$6,388)</b>	<b>(\$6,146)</b>	<b>\$242</b>
-----------------------------------	------------------	------------------	------------------	--------------

<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$459,636</b>	
---------------------------------	------------	--	------------------	--

<b>Fund Balance - Ending</b>	<b>\$177,212</b>		<b>\$453,490</b>	
------------------------------	------------------	--	------------------	--

Reserve	\$276,000
Revenue	\$177,490
	<u>\$453,490</u>

**Rivers Edge II**  
**Community Development District**  
**Capital Projects Funds**  
Statement of Revenues & Expenditures  
For The Period Ending August 31, 2022

<b>Description</b>	<b>SERIES 2020</b>	<b>SERIES 2021</b>
<b><u>Revenues:</u></b>		
Interest Income	\$15	\$1,949
<b>Total Revenues</b>	<b>\$15</b>	<b>\$1,949</b>
<b><u>Expenditures:</u></b>		
Capital Outlay	\$0	\$0
Cost of Issuance	\$0	\$0
Underwriters Discount	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$15</b>	<b>\$1,949</b>
<b><u>Other Sources &amp; Uses:</u></b>		
Transfer In/ (Out)	\$0	\$46
<b>Total Other Sources &amp; Uses</b>	<b>\$0</b>	<b>\$46</b>
<b>Net Change in Fund Balance</b>	<b>\$15</b>	<b>\$1,995</b>
<b>Fund Balance - Beginning</b>	<b>\$4,251</b>	<b>\$719,050</b>
<b>Fund Balance - Ending</b>	<b>\$4,266</b>	<b>\$721,046</b>

**Rivers Edge II**  
**Community Development District**  
**Capital Reserve Fund**  
Statement of Revenues & Expenditures  
For The Period Ending August 31, 2022

Description	ADOPTED	PRORATED	ACTUAL	VARIANCE
	BUDGET	BUDGET	THRU 8/31/2	
	THRU 8/31/22		THRU 8/31/2	
<b><u>Revenues:</u></b>				
Capital Reserve Funding	\$75,000	\$75,000	\$75,000	\$0
<b>Total Revenues</b>	<b>\$75,000</b>	<b>\$75,000</b>	<b>\$75,000</b>	<b>\$0</b>
<b><u>Expenditures</u></b>				
Other Current Charges	\$0	\$0	\$0	\$0
Capital Outlay	\$0	\$0	\$0	\$0
Repair and Replacements	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$75,000</b>		<b>\$75,000</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>Fund Balance - Ending</b>	<b>\$75,000</b>		<b>\$75,000</b>	

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

<b>Funding Request #</b>	<b>Date of Request</b>	<b>Wire Date Received Developer</b>	<b>Total Amount Received</b>	<b>Total Funding Request FY 21</b>	<b>Total Funding Request FY 22</b>	<b>Balance (Due From Developer)/ Due To</b>
35	10/11/21	11/5/21	\$154,290.47	\$36,828.86	\$117,461.61	\$0.00
36	11/9/21	12/7/21	\$81,344.81	\$5,531.24	\$75,813.57	\$0.00
37	12/6/21	1/14/22	\$115,182.90	\$0.00	\$115,182.90	\$0.00
38	1/10/22	2/23/22	\$103,689.32	\$0.00	\$103,689.32	\$0.00
39	2/8/22	3/4/22	\$88,207.37	\$0.00	\$88,207.37	\$0.00
40	3/16/22	4/13/22	\$80,605.19	\$0.00	\$80,605.19	\$0.00
41	4/12/22	5/2/22	\$421,763.79	\$0.00	\$421,763.79	\$0.00
42	5/11/22	6/16/22	\$63,200.11	\$0.00	\$63,200.11	\$0.00
43	6/7/22	7/22/22	\$75,629.49	\$0.00	\$75,629.49	\$0.00
44	7/5/22	8/1/22	\$60,430.46	\$0.00	\$60,430.46	\$0.00
45	8/10/22	8/26/22	\$231,784.34	\$0.00	\$231,784.34	\$0.00
<b>Total Due from Developer</b>				<b>\$42,360.10</b>	<b>\$1,433,768.15</b>	<b>\$0.00</b>

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**  
**SUMMARY OF FISCAL YEAR 2022 ASSESSMENTS**  
**10/1/21 - 9/30/22**

		ASSESSED			
ASSESSED TO	# UNITS	SERIES 2020 DEBT INVOICED NET	SERIES 2021 DEBT INVOICED NET	FY22 O&M	TOTAL NVOICED NET
MATTAMY	1,525	261,448.62	552,000.00	192,525.22	1,005,973.84
MASTERCRAFT	20	28,194.00	-	35,439.60	63,633.60
<b>TOTAL DIRECT BILLS</b>	<b>1,545</b>	<b>289,642.62</b>	<b>552,000.00</b>	<b>227,964.82</b>	<b>1,069,607.44</b>
<b>NET REVENUE TAX ROLL</b>	<b>173</b>	<b>173,670.81</b>	<b>-</b>	<b>221,364.31</b>	<b>395,035.12</b>
<b>TOTAL REVENUE</b>	<b>1,718</b>	<b>463,313.43</b>	<b>552,000.00</b>	<b>449,329.13</b>	<b>1,464,642.56</b>

RECEIVED				
SERIES 2020 DEBT PAID	SERIES 2021 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
261,448.62	552,000.00	192,763.90	1,006,212.52	(238.68)
28,194.00		35,439.60	63,633.60	-
<b>289,642.62</b>	<b>552,000.00</b>	<b>228,203.50</b>	<b>1,069,846.12</b>	<b>(238.68)</b>
175,316.69	-	223,462.19	398,778.88	(3,743.76)
<b>464,959.31</b>	<b>552,000.00</b>	<b>451,665.69</b>	<b>1,468,625.00</b>	<b>(3,982.44)</b>

DIRECT BILL PERCENT COLLECTED	100.00%	100.00%	100.10%	100.02%
TAX ROLL PERCENT COLLECTED	44.38%	0.00%	100.95%	100.95%
TOTAL PERCENT COLLECTED	100.36%	100.00%	100.52%	100.27%

(1) Bulk land owners are on a payment plan for undeveloped land. Debt service assessments – 50% due December 1, 2021, 25% due February 1, 2022 and 25% due May 1, 2022  
Operations and maintenance assessments – 50% on October 31, 2021, 25% on November 30, 2021 and 25% on December 31, 2021

SUMMARY OF TAX ROLL RECEIPTS					
ST JOHNS COUNT DIST.	DATE	TOTAL AMOUNT	SERIES 2020 DEBT	SERIES 2021 DEBT	O&M
1	11/4/2021	660.81	290.51	-	370.30
2	11/17/2021	22,288.85	9,798.93	-	12,489.92
3	11/22/2021	26,553.18	11,673.68	-	14,879.50
4	12/8/2021	70,877.91	31,160.33	-	39,717.58
5	12/20/2021	88,209.84	38,780.03	-	49,429.81
6	1/14/2022	84,636.47	37,209.06	-	47,427.41
INTEREST	1/21/2022	5.01	2.20	-	2.81
7	2/16/2022	33,932.30	14,917.79	-	19,014.51
8	3/7/2022	5,284.66	2,323.32	-	2,961.34
9	4/7/2022	58,059.27	25,524.82	-	32,534.45
10	6/21/2022	4,442.03	1,952.87	-	2,489.16
TAX CERTS	6/16/2022	3,828.55	1,683.16	-	2,145.39
			-	-	-
			-	-	-
			-	-	-
			-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>398,778.88</b>	<b>175,316.69</b>	<b>-</b>	<b>223,462.19</b>

*B.*

# Rivers Edge II Community Development District

FY2022 Funding Request #46  
7-Sep-22

Vendor	Amount
<b>1 Beaches Electrical Service Inc</b>	
Replace GFI Inv #10752 8/17/22	\$ 190.00
<b>2 Charles Aquatics, Inc</b>	
Algae Treatment Pond 4 Inv #46001 8/16/22	\$ 250.00
September Lake Maintenance Inv #46149 9/1/22	\$ 1,889.00
<b>3 Cintas Corporation</b>	
First Aid Supplies Inv #5121358076 8/22/22	\$ 244.03
<b>4 Dynamic Security Professionals</b>	
Rear Dock Gate Wiring Inv #41068 9/2/22	\$ 170.00
<b>5 EGIS Insurance &amp; Risk Advisors</b>	
FY 23 Insurance Inv #16649 9/6/22	\$ 72,508.00
<b>6 Governmental Management Services</b>	
September Invoice Inv #56 9/1/22	\$ 3,200.87
<b>7 Hagan Ace Hardware of Mandarin</b>	
Maintenance Supplies Inv #419257 8/29/22	\$ 29.97
<b>8 KE Law Group</b>	
July General Counsel Inv #3587 8/12/22	\$ 3,738.12
<b>9 Poolsure</b>	
September Pool Chemicals Inv #131295609270 9/1/22	\$ 825.96
<b>10 Prosser</b>	
July Professional Services Inv #48476 8/17/22	\$ 869.12
<b>11 Rivers Edge CDD</b>	
Cost Share - Landscaping Q4 (Jul-Sep) Inv #CS2022-Q4 9/6/22	\$ 172,226.50
<b>12 S.S. Live Entertainment LLC</b>	
Jory Lyle 7/4/22 Inv #2736 7/7/22	\$ 600.00
Larry Yancey 7/14/22 Inv #2736 7/7/22	\$ 300.00
Ginger Beard Man Inv #2736 7/7/22	\$ 1,000.00
Dean Winter and the Heat 8/13/22 Inv #2754 8/23/22	\$ 1,000.00
Neil Dixon 8/25/22 Inv #2754 8/23/22	\$ 300.00
<b>13 Verdego</b>	
July Landscape Maintenance Inv #8726B 7/1/22	\$ 25,152.85
<b>14 Vesta</b>	
September RiverClub Invoice Inv #401922 9/15/22	\$ 26,450.13
<b>15 Yellowstone Landscaping</b>	
Oak Tree Removal Inv #JAX 416868 8/22/22	\$ 1,245.00
September Landscape Maintenance Inv #JAX 425575 9/1/22	\$ 2,914.00
<b>Total Amount Due</b>	<b>\$ 315,103.55</b>

Wiring Instructions:

RBK: Wells Fargo, N.A.

ABA: 121000248

ACCT: 4502200595

ACCT NAME: RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

Signature: \_\_\_\_\_

Chairman/Vice Chairman

Signature: \_\_\_\_\_

Secretary/Asst. Secretary



**Beaches Electrical Service Inc.**

214 Cokesbury Ct.

Green Cove Springs, FL 32043

US

(904)629-3182

beacheselectricalserviceinc@gmail.com

<https://beacheselectricalserviceinc.com>**Invoice**Approved RECDD 2 Electrical work sent to  
AP on 08/19/22 by Johnathan Perry*Johnathan Perry*

LIC# EC13009844



GENERAC

DN# 216093

DN# 1002-0011137120

**BILL TO**

Jonathan Perry  
 Rivertown community/Rivers Edge  
 CDD 2/ Vesta Properties  
 475 West Town Place, Suite 114  
 St. Augustine, FL 32092

**SHIP TO**

Jonathan Perry  
 Rivertown community/Rivers Edge  
 CDD 2/ Vesta Properties  
 160 Riverglade Run  
 St. Johns, FL 32259

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10752	08/17/2022	\$190.00	08/18/2022	Due upon completion	

**SALES REP**

Mayer

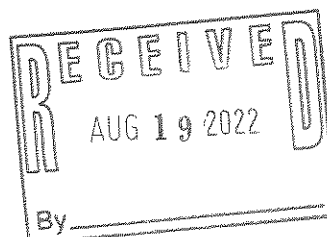
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>16 Electrical &amp; Lighting</b>	Service call: The technician located GFI behind the refrigerator that had fallen apart internally. Provide and install new GFI.  Hot checked multiple outlets on this wall.	1	190.00	190.00

Payment is due upon completion.

**BALANCE DUE****\$190.00**

Total includes materials, labor and tax.

1 year warranty



VISIT OUR WEBSITE

<https://beacheselectricalserviceinc.com>

(904) 629-3182 MAIN

(904) 406-0603 FAX

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South  
Jacksonville, FL 32256  
904-997-0044

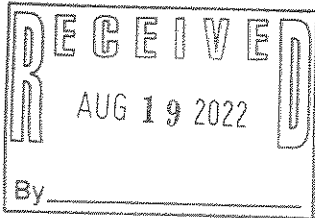
# Invoice

Date	Invoice #
8/16/2022	46001

Due Date
9/15/2022

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

Vendor #

Qty	Description	Rate	Amount
1	Aquatic Management Services: Special algae treatment in Pond 4 at Watersong to be repeated every 2 weeks  Approved RECDD II Submitted to AP on 8-19-22 by Jason Davidson <i>Jason Davidson</i>  	250.00	250.00
Thank you so much for your business!		<b>Balance Due</b>	\$250.00

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South  
Jacksonville, FL 32256  
904-997-0044

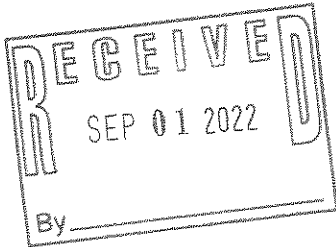
# Invoice

Date	Invoice #
9/1/2022	46149

Due Date
10/1/2022

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

Vendor #

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services - 12 ponds at Water Song and 3 Ponds on Keystone Corners Blvd	1,382.00	1,382.00
1	Monthly Aquatic Management Services - 5 ponds at High Pointe	417.00	417.00
1	Monthly Aquatic Management Services - 2 ponds at RiverClub	90.00	90.00
Approved RECDD II Submitted to AP on 9-1-22 by Jason Davidson			
			
Thank you for doing business with us!		<b>Balance Due</b>	\$1,889.00



SVC/BILLING QUESTIONS : (904)562-7000  
FAX : (904)562-7020  
PAYMENT INQUIRY : (888)994-2488  
ROUTE # : LOC #0292 ROUTE 0009 T026  
VIEW & PAY YOUR BILLS ONLINE [WWW.CINTAS.COM/MYACCOUNT](http://WWW.CINTAS.COM/MYACCOUNT)

REMIT TO: CINTAS CORP  
P.O. Box 630910  
Cincinnati, OH 45263-0910

## INVOICE

PLEASE PAY DIRECTLY FROM THIS INVOICE

View our catalog:



RIVERS EDGE 2.  
RIVERS EDGE COMMUNITY DEVELOP DISTRICT  
160 RIVERGLADE RUN  
ST. JOHNS, FL 32259  
865-935-4570

INVOICE # : 5121358076  
DATE : 08/22/2022  
PO # : N/A  
STORE # :  
CUSTOMER # : 12663109  
PAYER # : 10596960  
SVC ORDER # : 8031433806  
CREDIT TERMS : NET 30 DAYS

MATERIAL #	DESCRIPTION	QTY	UNIT PRICE	EXT PRICE	TAX
9585183	FRONT OFFICE F A 02542025				
110	SERVICE ACKNOWLEDGEMENT	1	\$0.00	\$0.00	N
120	CABINET ORGANIZED	1	\$0.00	\$0.00	N
130	EXPIRATION DATES CHECKED	1	\$0.00	\$0.00	N
132	BBP KIT CHECKED	1	\$0.00	\$0.00	N
43658	WATERPROOF CLEAR STRIPS	1	\$13.86	\$13.86	N
44249	ELASTIC STRIP SMALL	1	\$10.17	\$10.17	N
50030	ANTISEPTIC WIPES SMALL	1	\$6.87	\$6.87	N
55555	HARD SURFACE DISINFEC SVC	1	\$10.45	\$10.45	N
79191	MUCINEX SMALL	1	\$16.12	\$16.12	N
82420	READY-RIP 2IN	1	\$9.60	\$9.60	N
100039	TRIPLE ANTIBIOTIC OINT SM	1	\$10.81	\$10.81	N
111929	IBUPROFEN TABS SMALL	1	\$16.64	\$16.64	N
163050	BURN RELIEF PACKET/ 6 PK	1	\$16.38	\$16.38	N
171110	CPR MICRO SHIELD KEYCHAIN W/GLOVES	1	\$18.65	\$18.65	N
616846	QUIKHEAL STRIP REFILL	1	\$10.24	\$10.24	N
618299	EMERGENCY TOURNIQUET	1	\$31.58	\$31.58	N

COMPONENT SUBTOTAL : \$171.37

9605930 KITCHEN #7873 400075028

110	SERVICE ACKNOWLEDGEMENT	1	\$0.00	\$0.00	N
159	AED CHECKED	1	\$35.06	\$35.06	N
171110	CPR MICRO SHIELD KEYCHAIN W/GLOVES	1	\$18.65	\$18.65	N
564462	AED BATTERY CHECKED	1	\$0.00	\$0.00	N
564463	AED PADS CHECKED	1	\$0.00	\$0.00	N

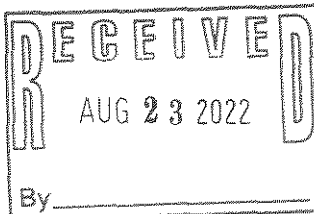
COMPONENT SUBTOTAL : \$53.71

999900999 Other

400	SERVICE CHARGE	1	\$18.95	\$18.95	N
-----	----------------	---	---------	---------	---

REMIT TO: CINTAS CORP  
P.O. Box 630910  
Cincinnati, OH 45263-0910

SUB-TOTAL : \$244.03  
TAX : \$0.00  
TOTAL : \$244.03



SIGNATURE : \_\_\_\_\_ DATE: \_\_\_\_\_

NAME  
(please print clearly): \_\_\_\_\_

Thank you for your business. It's been our pleasure to serve you and get you Ready for the Workday®.

Approved RECDD II  
Submitted to AP on 8-23-22  
by Jason Davidson

*Jason Davidson*

Dynamic Security Professionals, Inc.

P.O. Box 23861  
Jacksonville, FL 32241  
EF0001108

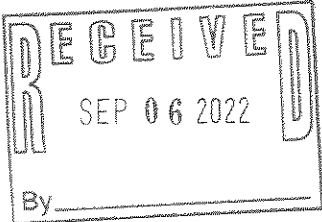
# Invoice

Date	Invoice #
9/2/2022	41068

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

Location
160 Riverglade Run St. Johns, Florida 32259

P.O. No.	Terms
Jason Davidson	Due on receipt

Item	Quantity	Description	Rate	Amount
Service Call	1	 Technician redid wire splices in ground box by rear dock gate. Insulated splices with new silicon filled wire nuts. tested all devices and made sure unit was function	85.00	85.00
Drive Time	1	Trip Fee	85.00	85.00
Approved RECDD II Submitted to AP on 9-6-22 by Jason Davidson <i>Jason Davidson</i>				

Thank you for your business.

**Sales Tax (6.5%)** \$0.00

**Total** \$170.00

**Payments/Credits** \$0.00



# INVOICE

<b>Customer</b>	Rivers Edge II Community Development District
<b>Acct #</b>	839
<b>Date</b>	09/06/2022
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

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

Payment Information	
<b>Invoice Summary</b>	\$ 72,508.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#16649
100122730	

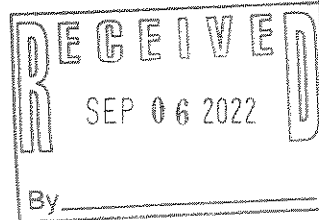
Thank You

Please detach and return with payment



Customer: Rivers Edge II Community Development District

Invoice	Effective	Transaction	Description	Amount
16649	10/01/2022	Renew policy	Policy #100122730 10/01/2022-10/01/2023 Florida Insurance Alliance  Package - Renew policy Due Date: 9/6/2022	72,508.00



**Total**

\$ 72,508.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

P.O. Box 748555  
Atlanta, GA 30374-8555

(321)233-9939

sclimer@egisadvisors.com

**Date**

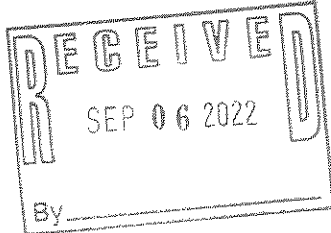
09/06/2022

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 56**Invoice Date:** 9/1/22**Due Date:** 9/1/22**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2022		2,500.00	2,500.00
Website Administration - September 2022		100.00	100.00
Information Technology - September 2022		150.00	150.00
Dissemination Agent Services - September 2022		291.67	291.67
Office Supplies		2.50	2.50
Postage		11.97	11.97
Copies		126.30	126.30
Telephone		18.43	18.43
			
<b>Total</b>			<b>\$3,200.87</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$3,200.87</b>

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

PAGE NO: 1

**PHONE: (904) 268-9597**

SERVING NORTH FLORIDA SINCE 1962

THANK YOU FOR YOUR PATRONAGE

<b>CUSTOMER NO:</b>	<b>JOB NO:</b>	<b>PURCHASE ORDER:</b>	<b>REFERENCE:</b>	<b>TERMS:</b>	<b>CLERK:</b>	<b>DATE / TIME:</b>
365050	000	RECDD2	PO # RECDD2	NET 15TH	AJ3	8/29/22 7:53

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

**SHIP TO:**

TERMINAL: 601

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

REWARD NO:19820227380

**INVOICE: 419257/3**

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
3	3	EA	1595248	KWIKSEAL ULTRA WHT10.1OZ	9.99	3	9.99 /EA	29.97 N

\*\* AMOUNT CHARGED TO STORE ACCOUNT \*\*

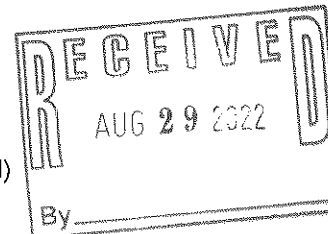
29.97

TAXABLE	0.00
NON-TAXABLE	29.97
SUB-TOTAL	29.97

TAX AMOUNT	0.00
<b>TOTAL AMOUNT</b>	<b>29.97</b>

X \_\_\_\_\_  
 Received By

(DAVIDSON, JASON)







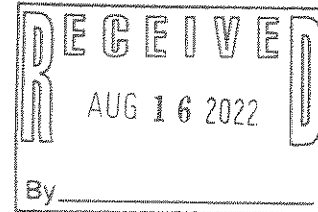
# INVOICE

Invoice # 3587  
Date: 08/12/2022  
Due On: 09/11/2022

## KE Law Group, PLLC

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

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



RE2CDD-01

## River's Edge II - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	07/01/2022	Review bid protest 300 page package and research law on same; transmit information to Board; review/edit joint and individual public notice advertisement for July meetings and confer with staff on same; conference call with Board member on same	1.10	\$290.00	\$319.00
Service	LG	07/05/2022	Confer with Kilinski regarding landscape RFP.	0.10	\$270.00	\$27.00
Service	JK	07/05/2022	Conference call with multiple Board members re: protest status; draft notice of rejection of bids; draft resolution re: rejections of bids; draft resolution issuing RFP; update/edit RFP documents for reissuance; confer re: surplus property resolution status and Vesta score card/ deficiency support	1.20	\$290.00	\$348.00
Service	MG	07/05/2022	Research unopposed candidates and vacancies	0.10	\$175.00	\$17.50
Service	JK	07/06/2022	Finalize updates to RFP package for landscaping, including inclusion of addendum items and updated proposal forms; review county correspondence on pond/road repairs and easement request for same; confer with engineer on same	0.80	\$290.00	\$232.00
Service	GK	07/06/2022	Prepare letters to bidders regarding Request for Proposals for landscape and	0.60	\$270.00	\$162.00

			irrigation maintenance services, rejection of bids and reissuance of Request for Proposals.			
Service	JK	07/08/2022	Attend agenda call with District staff; confer re: acquisition and maintenance process and transmit information on same; update RFP package, shell back up and acquisition packages; draft resolution resetting public hearing on assessments and budget; transmit summary of acquisition material requirements and confer re: pond ownership matrix; review/edit letters of notice of re-bid to multiple bidders	1.50	\$290.00	\$435.00
Service	JK	07/11/2022	Review/edit and update Vesta amendment; confer re: pond acquisition and maintenance status; confer re: RFP updates and notice submittal	0.30	\$290.00	\$87.00
Service	GK	07/12/2022	Revised Third Amendment to Agreement with Vesta Management Services.	0.30	\$270.00	\$81.00
Service	GK	07/12/2022	Prepare landscape deficiency letter to VerdeGo Landscape.	0.70	\$270.00	\$189.00
Service	JK	07/12/2022	Confer with Davidson re: withholding VerdeGo payment; review draft deficiency letter and transmit same; confer re: RFP updates and prepare for meeting	0.30	\$290.00	\$87.00
Service	JK	07/14/2022	Conference call with multiple Board members re: bid protest; update RFP document with latest comments and disseminate same; prepare for Board meeting	0.40	\$290.00	\$116.00
Service	JK	07/15/2022	Travel to/from and attend Board meeting and joint meeting session; finalize and disseminate RFP notice, RFP package, and notices of rejection; begin draft notice of deficiency	3.20	\$290.00	\$928.00
Service	JK	07/17/2022	Update/edit VerdeGo deficiency letters; confer with bidders re: reissuance of RFP	0.20	\$290.00	\$58.00
Service	JK	07/18/2022	Confer with staff and proposers re: RFP reissuance and letter responses for same; finalize package and maps; confer re: acquisition package documentation	0.30	\$290.00	\$87.00
Service	MG	07/18/2022	Prepare new supervisor notebook; confer with Hogge regarding same	0.90	\$175.00	\$157.50
Service	JK	07/23/2022	Draft Addendum No. 1 to landscape RFP; transmit to staff	0.20	\$290.00	\$58.00

Expense	AL	07/25/2022	Hotel: JK - hotel for CDD meeting	1.00	\$39.96	\$39.96
Expense	AL	07/25/2022	Gas: JK- Gas for CDD meeting	1.00	\$32.33	\$32.33
Expense	AL	07/25/2022	Meals: JK meals for CDD meeting	1.00	\$7.35	\$7.35
Expense	AL	07/25/2022	Rental Car Expenses: JK Rental car for CDD meeting	1.00	\$53.98	\$53.98
Service	JK	07/25/2022	Update painting agreement to expand pirate ship scope; review RFP requests and finalize addendum 1; confer re: maps	0.20	\$290.00	\$58.00
Service	MG	07/28/2022	Prepare Landowner Election documents	0.90	\$175.00	\$157.50
					<b>Total</b>	<b>\$3,738.12</b>

## Detailed Statement of Account

### Other Invoices

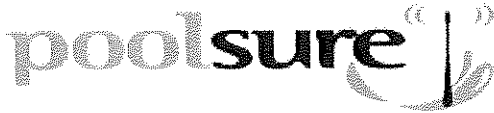
Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3018	08/05/2022	\$4,371.40	\$0.00	\$4,371.40

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3587	09/11/2022	\$3,738.12	\$0.00	\$3,738.12
<b>Outstanding Balance</b>				<b>\$8,109.52</b>
<b>Total Amount Outstanding</b>				<b>\$8,109.52</b>

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.



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

## Invoice

Date 9/1/2022

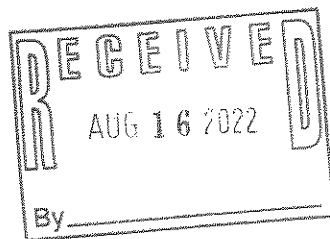
Invoice # 131295609270

Terms	Net 20
Due Date	9/21/2022
PO #	

Bill To	Ship To
Rivers Edge CDD2 Government Management Services 475 West Town Place suite 114 St. Augustine FL 32092	River Club 160 Riverglade Run St. Augustine FL 32092

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	764.78
WM Surcharge	WM Surcharge	1	ea	61.18
Approved RECDD II Submitted to AP on 8-16-22 by Jason Davidson <i>Jason Davidson</i>				

Subtotal 825.96  
Shipping Cost (FEDEX GROUND) 0.00  
Total 825.96  
Amount Due \$825.96



### Remittance Slip

Customer  
13RIV030  
Invoice #  
131295609270

Amount Due \$825.96

Amount Paid \_\_\_\_\_

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



131295609270

# PROSSER

August 17, 2022

Project No: 113094.70

Invoice No: 48476

River's Edge II CDD  
c/o Government Management Services, LLC  
4648 Eagle Falls Pl  
Tampa, FL 33619

Project 113094.70 Rivers Edge II CDD

Task 1: O & M

For services including coordination with staff on pond maintenance, SJC Bridge repairs, and attend July CDD meeting.

**Professional Services from July 1, 2022 to July 31, 2022**

**Professional Personnel**

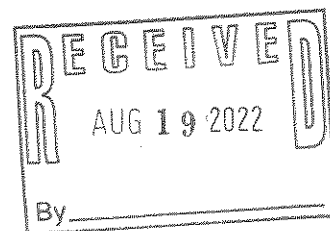
	Hours	Rate	Amount	
Principal	3.00	235.00	705.00	
Sr. Planner/Sr L.A./Sr. Graphic Arts	.75	165.00	123.75	
Totals	3.75		828.75	
<b>Total Labor</b>				<b>828.75</b>

**Reimbursable Expenses**

Travel - Reimbursable			35.10	
<b>Total Reimbursables</b>	<b>1.15 times</b>	<b>35.10</b>		<b>40.37</b>
	<b>Total this Invoice</b>			<b>\$869.12</b>

**Outstanding Invoices**

Number	Date	Balance
48022	5/29/2022	470.00
48310	7/14/2022	705.00
<b>Total</b>		<b>1,175.00</b>



## Rivers Edge CDD

475 West Town Place, Suite 114  
St. Augustine FL 32092  
Phone (904) 940-5850 Fax (904) 940-5899

# INVOICE

DATE: 9/6/22  
INVOICE # CS2022-Q4

**Bill To:**

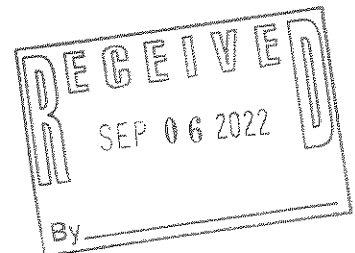
Rivers Edge II CDD  
475 West Town Place, Suite 114  
St. Augustine FL 32092

DESCRIPTION	AMOUNT
Cost Share-Landscaping Q4 (July - September) 1.320.572.491	\$ 172,226.50
<b>TOTAL</b>	<b>\$ 172,226.50</b>

Make check payable to:

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

THANK YOU FOR YOUR BUSINESS!





SS Live Entertainment

sslive.co@gmail.com

## INVOICE

### BILL TO

Jason Davidson  
Rivers Edge CDD 2 (160  
Riverglade Run, Saint Johns,  
FL 32259)  
475 West Town Place  
Suite 114  
St Augustine, FL 32092



INVOICE # 2736

DATE 07/07/2022

DUE DATE 07/22/2022

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
<b>Live Entertainment</b> Live Entertainment / Jory Lyle / 7.4.2022 / 12pm - 3pm	1	600.00	600.00
<b>Live Entertainment</b> Live Entertainment / Larry Yancey / 7.14.2022 / 5pm - 8pm	1	300.00	300.00
<b>Live Entertainment</b> Live Entertainment / Ginger Beard Man (Band) / 7.16.2022 / 7pm -10pm	1	1,000.00	1,000.00

BALANCE DUE

**\$1,900.00**

Approved RECDD II Events  
Submitted to AP on 8/23/22  
by Clint Waugh

*Clint Waugh*



SS Live Entertainment

sslive.co@gmail.com

## INVOICE

### BILL TO

Jason Davidson  
Rivers Edge CDD 2 (160  
Riverglade Run, Saint Johns,  
FL 32259)  
475 West Town Place  
Suite 114  
St Augustine, FL 32092

INVOICE # 2754

DATE 08/23/2022

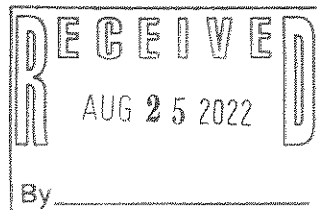
DUE DATE 09/07/2022

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
<b>Live Entertainment</b> Live Entertainment / Dean Winter and the Heat / 8.13.2022	1	1,000.00	1,000.00
<b>Live Entertainment</b> Live Entertainment / Neil Dixon / 8.25.2022	1	300.00	300.00

BALANCE DUE

**\$1,300.00**



Approved RECDD II Events  
Submitted to AP on 8/25/22  
by Clint Waugh

*Clint Waugh*





# Invoice

Invoice #: 8726B

Date: 07/01/2022

Customer PO:

DUE DATE: 07/31/2022

## BILL TO

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

## FROM

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

## DESCRIPTION

#6120 - Standard Maintenance Contract July 2022

## AMOUNT

\$25,152.85

## Invoice Notes:

Thank you for your business!

**AMOUNT DUE THIS INVOICE**

**\$25,152.85**

Approved RECDD II  
Submitted to AP on 7-5-22  
by Jason Davidson

*Jason Davidson*

1-32-572-461

51





## Invoice

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

Invoice # 401922  
Date 9/15/2022  
  
Terms Net 30  
Due Date 9/30/2022  
Memo Rivers Edge CDDII

**Bill To**

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

Description	Quantity	Rate	Amount
Field Operations Manager	1	3,502.58	3,502.58
General Manager	1	4,591.56	4,591.56
Hospitality Services	1	8,178.31	8,178.31
Community Maintenance Staff	1	5,905.96	5,905.96
Pool Maintenance	1	787.96	787.96
Janitorial Maintenance	1	618.01	618.01
Lifestyle Manager	1	2,865.75	2,865.75

Thank you for your business.

**Total** \$26,450.13





**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 416868	8/22/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

Rivers Edge II-Pond Banks  
c/o Vesta Property Services  
200 Business Park Circle  
St. Augustine, FL 32095

**Property Name:** Rivers Edge II-Pond Banks

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** September 21, 2022

**Invoice Amount:** \$1,245.00

Description	Current Amount
-------------	----------------

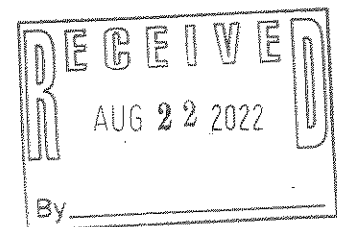
Laurel Oak Tree Removal 34 Ladyslipper Drive

Remove One (1) Leaning/Hazardous Laurel Oak Tree, Located in Preserve at Rear South-East of 34 Ladyslipper Drive. Collect and Dispose of All Resulting Debris Off Site Upon Completion of Removal. Tree Work to be Executed in a Timely Manner and Per Current Industry & ANSI Z300 Standard Practices. All Labor, Equipment, and Disposal Fees are Included in Proposal.

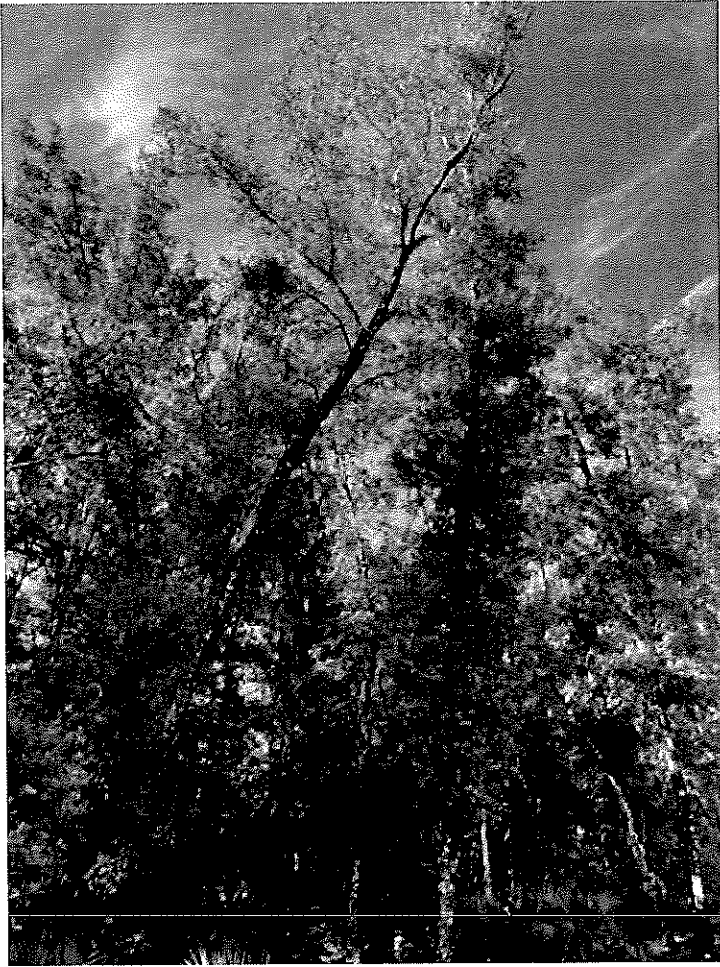
IN COMMERCIAL LANDSCAPING

Approved RECDD II  
Submitted to AP on 8-22-22  
by Jason Davidson

*Jason Davidson*



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



## IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



Tree Removal

\$1,245.00

IN COMPANY

LANDSCAPING

Invoice Total

\$1,245.00

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 425575	9/1/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

Rivers Edge II-Pond Banks  
c/o Vesta Property Services  
200 Business Park Circle  
St. Augustine, FL 32095

**Property Name:** Rivers Edge II-Pond Banks

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** October 1, 2022

**Invoice Amount:** \$2,914.00

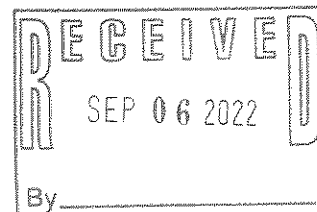
Description	Current Amount
Monthly Landscape Maintenance September 2022	\$2,914.00

Approved RECDD II  
Submitted to AP on 9-6-22  
by Jason Davidson

*Jason Davidson*

**Invoice Total** **\$2,914.00**

IN COMMERCIAL LANDSCAPING



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

*C.*

# Rivers Edge II

## Community Development District

### Check Run Summary

August 31, 2022

Fund	Date	Check No.	Amount
General Fund			
	8/23/22	1045-1071	\$ 51,867.81
	8/24/22	1072	\$ 16,840.00
	8/25/22	1073	\$ 390.57
Total			\$ 69,098.38



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/23/22	00043	7/15/22 2022-474	202207 320-57200-60000	CLEAR A/C CONDENSATE LINE	*	1,229.00	
				ALDRIDGE & SONS PLUMBING INC			1,229.00 001045
8/23/22	00030	8/01/22 45916	202208 320-57200-46800	AUG LAKE MAINTENANCE	*	1,506.00	
				CHARLES AQUATICS, INC.			1,506.00 001046
8/23/22	00102	3/07/22 50985579	202203 320-57200-60000	FIRST AID SUPPLIES	*	186.75	
				CINTAS			186.75 001047
8/23/22	00102	5/26/22 51098569	202205 320-57200-60000	FIRST AID SUPPLIES	*	203.89	
				CINTAS			203.89 001048
8/23/22	00102	7/20/22 51170988	202207 320-57200-60000	FIRST AID SUPPLIES	*	189.81	
				CINTAS			189.81 001049
8/23/22	00136	7/22/22 299-8021	202207 320-57200-60000	ENGRAVED SIGN	*	76.04	
				FASTSIGNS			76.04 001050
8/23/22	00036	6/27/22 3509	202206 320-57200-60000	KEYSTONE/WATERSON CLEARIN	*	1,550.00	
				G & G EXCAVATION & CONSTRUCTION INC			1,550.00 001051
8/23/22	00002	8/01/22 55	202208 310-51300-34000	AUG MANAGEMENT FEES	*	2,500.00	
		8/01/22 55	202208 310-51300-35100	AUG WEBSITE ADMIN	*	100.00	
		8/01/22 55	202208 310-51300-35100	AUG INFORMATION TECH	*	150.00	
		8/01/22 55	202208 310-51300-32400	AUG DISSEMINATION SERVICE	*	291.67	
		8/01/22 55	202208 310-51300-51000	OFFICE SUPPLIES	*	9.02	
		8/01/22 55	202208 310-51300-42000	POSTAGE	*	10.26	
		8/01/22 55	202208 310-51300-42500	COPIES	*	193.65	
				GOVERNMENTAL MANAGEMENT SERVICES			3,254.60 001052
8/23/22	00059	7/29/22 22992	202207 310-51300-32500	ARB SERIES 2020	*	600.00	
				GRAU & ASSOCIATES			600.00 001053

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/23/22	00041	5/25/22 418570	202205 320-57200-60000	MAINTENANCE SUPPLIES	*	21.09	
				HAGAN ACE HARDWARE OF MANDARIN			21.09 001054
8/23/22	00081	7/09/22 S-14010	202207 320-57200-60000	A/C SERVICE CALL	*	500.00	
				HOWARD SERVICES INC			500.00 001055
8/23/22	00081	8/01/22 S-14159	202208 320-57200-60000	A/C SERVICE CALL	*	487.50	
				HOWARD SERVICES INC			487.50 001056
8/23/22	00141	7/16/22 3034	202207 320-57200-60000	PAINTING DEPOSIT	*	500.00	
				INVESTMENT PAINTING			500.00 001057
8/23/22	00141	7/16/22 3035	202207 320-57200-60000	PAINTING DEPOSIT	*	500.00	
				INVESTMENT PAINTING			500.00 001058
8/23/22	00120	7/06/22 3018	202206 310-51300-31500	JUN GENERAL COUNSEL	*	4,371.40	
				KE LAW GROUP			4,371.40 001059
8/23/22	00053	7/06/22 2255	202208 320-57200-49400	DJ TRIVIA 8/18/22	*	275.00	
		7/06/22 2255	202208 320-57200-49400	DJ KARAOKE 8/27/22	*	450.00	
				LIVE ENTERTAINMENT SOLUTIONS			725.00 001060
8/23/22	00053	8/05/22 2299	202208 320-57200-49400	DJ POOL PARTY 9/5/22	*	350.00	
		8/05/22 2299	202208 320-57200-49400	DJ TRIVIA 9/15/22	*	275.00	
		8/05/22 2299	202208 320-57200-49400	DJ MUSIC BINGO	*	275.00	
				LIVE ENTERTAINMENT SOLUTIONS			900.00 001061
8/23/22	00006	8/01/22 13129560	202208 320-57200-46200	AUG POOL CHEMICALS	*	825.96	
				POOLSURE			825.96 001062
8/23/22	00008	7/14/22 48310	202206 310-51300-31100	JUN PROFESSIONAL SERVICES	*	705.00	
				PROSSER			705.00 001063

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/23/22	00042	7/25/22	16433958 202207 320-57200-60000	MAINTENANCE SUPPLIES	*	710.29	
				STAPLES BUSINESS CREDIT			710.29 001064
8/23/22	00011	6/16/22	18100509 202206 320-57200-43500	JUN PEST CONTROL	*	104.74	
				TURNER PEST CONTROL			104.74 001065
8/23/22	00011	7/15/22	18213380 202207 320-57200-43500	JUL PEST CONTROL	*	104.74	
				TURNER PEST CONTROL			104.74 001066
8/23/22	00051	7/28/22	8833 202207 320-57200-46100	RIVER CLUB SOD REPLACEMNT	*	1,785.19	
				VERDEGO LLC			1,785.19 001067
8/23/22	00010	6/30/22	400663 202206 320-57200-60000	POOL SUPPLIES	*	19.40-	
		6/30/22	400663 202206 320-57200-60000	DOG WASTE BAGS	*	153.08	
		6/30/22	400663 202206 320-57200-53000	DIGITAL MEAT THERMOMETER	*	57.48	
		6/30/22	400663 202206 320-57200-51000	2 PK INK CARTRIDGES	*	63.66	
		6/30/22	400663 202206 320-57200-60000	HAMMERHEAD PERFORMANCE BG	*	87.20-	
		6/30/22	400663 202206 320-57200-60000	DOG WASTE ROLLS	*	153.08	
		6/30/22	400663 202206 320-57200-60000	SURGE PROTECTOR	*	25.55	
		6/30/22	400663 202206 320-57200-60000	60PK TABLE TENNIS BALLS	*	15.95	
		6/30/22	400663 202206 320-57200-60000	HOLESOT MAINT SIDEBYSIDE	*	141.41	
		6/30/22	400663 202206 320-57200-60000	GFIS AND BATTERIES	*	191.04	
		6/30/22	400663 202206 320-57200-60000	CHLORINE	*	175.48	
		6/30/22	400663 202206 320-57200-60000	FUEL FOR EQUIPMENT	*	87.50	
		6/30/22	400663 202206 320-57200-51000	EBLAST	*	47.50	
		6/30/22	400663 202206 320-57200-60000	FUEL FOR EQUIPMENT	*	79.01	
		6/30/22	400663 202206 320-57200-60000	FUEL FOR EQUIPMENT	*	8.45	

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		6/30/22	400663 202206 320-57200-60000		*	24.07	
			FUEL FOR EQUIPMENT				
		6/30/22	400663 202206 320-57200-53000		*	150.00	
			CAFE GIFT CARDS PHOTOSHT				
				VESTA PROPERTY SERVICES, INC			1,266.66 001068
8/23/22	00010	8/08/22	401800 202207 320-57200-60000		*	29.00	
			LOCK REPAIR				
		8/08/22	401800 202207 320-57200-53000		*	84.17	
			KITCHEN EQUIPMENT				
		8/08/22	401800 202207 320-57200-49400		*	86.85	
			GIFT CARDS MUSIC BINGO				
				VESTA PROPERTY SERVICES, INC			200.02 001069
8/23/22	00010	8/01/22	400994 202208 320-57200-34300		*	3,502.58	
			AUG FIELD OPS MANAGER				
		8/01/22	400994 202208 320-57200-34000		*	4,591.56	
			AUG GENERAL MANAGER				
		8/01/22	400994 202208 320-57200-34100		*	8,178.31	
			AUG HOSPITALITY STAFF				
		8/01/22	400994 202208 320-57200-34200		*	5,905.96	
			AUG MAINTENANCE STAFF				
		8/01/22	400994 202208 320-57200-46200		*	787.96	
			AUG POOL MAINTENANCE				
		8/01/22	400994 202208 320-57200-51200		*	618.01	
			AUG JANITORIAL SERVICES				
		8/01/22	400994 202208 320-57200-34000		*	2,865.75	
			AUG LIFESTYLE MANAGER				
				VESTA PROPERTY SERVICES, INC			26,450.13 001070
8/23/22	00131	8/01/22	JAX41316 202208 320-57200-46100		*	2,914.00	
			AUG LANDSCAPE MAINTENANCE				
				YELLOWSTONE LANDSCAPE			2,914.00 001071
8/24/22	00142	8/23/22	ACC#4636 202208 300-15500-10100		*	1,930.00	
			160 RIVERGLADE RUN				
		8/23/22	ACC#4636 202208 300-15500-10100		*	2,400.00	
			298 RIVERGLADE RUN				
		8/23/22	ACC#4636 202208 300-15500-10100		*	2,760.00	
			114 MISTFLOWER DR				
		8/23/22	ACC#4636 202208 300-15500-10100		*	3,130.00	
			41 KEYSTONE CORNERS BV				
		8/23/22	ACC#4636 202208 300-15500-10100		*	640.00	
			233 SHINNECOCK DR				
		8/23/22	ACC#4636 202208 300-15500-10100		*	1,610.00	
			98 SHINNECOCK DR				

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		8/23/22	ACC#4636 202208 300-15500-10100 29 MISTFLOWER DR		*	70.00	
		8/23/22	ACC#4636 202208 300-15500-10100 907 KEYSTONE CORNERS		*	1,040.00	
		8/23/22	ACC#4636 202208 300-15500-10100 627 KEYSTONE CORNERS		*	3,260.00	
			JEA				16,840.00 001072
8/25/22	00143	7/25/22	144296 202207 310-51300-42500 PRNTNG ASSESSMENT NOTICE		*	268.17	
		7/25/22	144296 202207 310-51300-42000 POSTAGE		*	122.40	
			ADVANCED DIRECT MARKETING SERVICES				390.57 001073
				TOTAL FOR BANK A		69,098.38	
				TOTAL FOR REGISTER		69,098.38	

RED2 RIVERS EDGE II OKUZMUK



# Invoice

CFC #1426235

PO Box 600921 \* Jacksonville, FL 32260

Phone: 904-287-3855 \* Fax 904-268-3230

Date	Invoice
7/15/2022	2022-47468

Approved RECDD 2 Plumbing sent to AP  
on 07/18/22 by Johnathan Perry

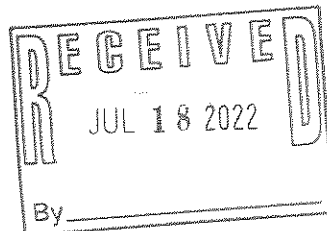
*Johnathan Perry*

Bill To
RECDD 2 475 West Town place Suite 114 St Augustine Fl, 32092

Job Location
160 River Glade Run St Johns, FL 32259

Description	Amount
<p>DOS: 6/28/22 Ticket: Clear a/c condensate line 3 condensate building drain overflowing. Ran 7/8 cables 60' hitting something very hard. Could not go further. Used air snake and blasted drain with 50psi water, drained Upon further inspection, noticed very muddy section of grass to left of gate. Used air gun again and saw water push up out of ground. Dug up grass and found a make shift french drain that was a garbage can filled with river rock Water table is high and ground is extremely saturated with water which could lead to more stoppages. Chris to meet with maintenance to determine solution. Filled hole back in with dirt. We are not responsible for landscaping</p> <p>DOS: 7/14/22 Ticket: Return and dig up condensate drain and stub out so it will drain into grass Returned to eliminate the existing trash can drain for the a/c units and replace it with a candy cane. We made the swap and backed filled</p>	<p>426.00</p> <p>803.00</p>

1,325.72.60  
43



Technician	JG	Thank you for your business, Dawn	Tot I	\$1,229.00
------------	----	-----------------------------------	-------	------------

All invoices are due upon receipt. If not paid in full within 30 days thereafter, then interest will accrue on the unpaid portion at 18% per annum and you agree to reimburse costs and attorneys' fees, incurred in the collection of the unpaid portion.

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South  
Jacksonville, FL 32256  
904-997-0044

# Invoice

Date	Invoice #
8/1/2022	45916

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

Due Date
8/31/2022

Vendor #

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services - 9 ponds at Water Song and 3 Ponds on Keystone Corners Blvd	999.00	999.00
1	Monthly Aquatic Management Services - 5 ponds at High Pointe	417.00	417.00
1	Monthly Aquatic Management Services - 2 ponds at RiverClub	90.00	90.00
<p>Approved RECDD II Submitted to AP on 8-1-22 by Jason Davidson</p> <p><i>Jason Davidson</i> 1-32-572-468 30</p> <p>RECEIVED AUG 01 2022 By _____</p>			

Thank you for doing business with us!

**Balance Due**

\$1,506.00



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

Service / Billing # (904)562-7000  
Fax # (904)562-7020  
Payment Inquiry # (972)996-7923

# Invoice

**Ship To** RIVERS EDGE 2  
RIVERS EDGE COMMUNITY DEVELOP  
DISTRICT  
160 RIVERGLADE RUN  
ST. JOHNS, FL 32259

Invoice # 5098557951  
Invoice Date 03/07/2022  
Credit Terms NET 30 DAYS  
Customer # 12663109  
Cintas Route LOC #0292 ROUTE 0009  
Order # 7031053359  
Payer # 10596960

**Bill To** RIVERTOWN COMMUNITY ASSOCIAION  
RIVERS EDGE COMMUNITY  
DEVELOPMT DIS  
STE 114  
475 W TOWN PL  
ST AUGUSTINE, FL 32092-3649

Material #	Description	Quantity	Unit Price	Ext Price	Tax
<b>Unit</b>	<b>Unit Description:</b>	<b>FRONT OFFICE F A</b>			
000000000009585183					
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
33129	QUIKHEAL F/P BANDAGES MED	1 BOX	\$14.64	\$14.64	
43658	WATERPROOF CLEAR STRIPS	1 BOX	\$12.51	\$12.51	
43669	COMFORT FINGERTIP MEDIUM	1 BOX	\$12.70	\$12.70	
50030	ANTISEPTIC WIPES SMALL	1 BAG	\$6.56	\$6.56	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$9.95	\$9.95	
79191	MUCINEX SMALL	1 BAG	\$15.09	\$15.09	
82420	READY-RIP 2IN	1 ROL	\$9.63	\$9.63	
111230	CHEWABLE ASPIRIN 81mg	1 BOX	\$11.16	\$11.16	
111989	IBUPROFEN TABS MEDIUM	1 BOX	\$22.52	\$22.52	
121220	ALEVE SMALL	1 BAG	\$9.10	\$9.10	
163050	BURN RELIEF PACKET/ 6 PK	1 PAC	\$15.64	\$15.64	
			<b>Unit Subtotal:</b>	<b>\$139.50</b>	
<b>Unit</b>	<b>Unit Description:</b>	<b>KITCHEN #7873</b>			
000000000009605930					
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
159	AED CHECKED	1 EA	\$31.30	\$31.30	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
			<b>Unit Subtotal:</b>	<b>\$31.30</b>	
<b>Unit</b>	<b>Unit Description:</b>	<b>Other</b>			
0000000000999900999					
400	SERVICE CHARGE	1 EA	\$15.95	\$15.95	
			<b>Unit Subtotal:</b>	<b>\$15.95</b>	
			<b>Invoice Sub-total</b>	<b>\$186.75</b>	
			<b>Tax</b>	<b>\$0.00</b>	
			<b>Invoice Total</b>	<b>\$186.75</b>	



1 32,572.66  
102



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

# Invoice

Material #	Description	Quantity	Unit Price	Ext Price	Tax
------------	-------------	----------	------------	-----------	-----

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

**Note**





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

Service / Billing # (904)562-7000  
Fax # (904)562-7020  
Payment Inquiry # (972)996-7923

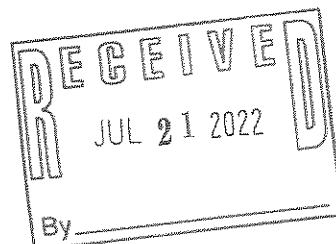
# Invoice

**Ship To** RIVERS EDGE 2  
RIVERS EDGE COMMUNITY DEVELOP  
DISTRICT  
160 RIVERGLADE RUN  
ST. JOHNS, FL 32259

Invoice # 5109856978  
Invoice Date 05/26/2022  
Credit Terms NET 30 DAYS  
Customer # 12663109  
Cintas Route LOC #0292 ROUTE 0009  
Order # 7032824797  
Payer # 10596960

**Bill To** RIVERTOWN COMMUNITY ASSOCIATION  
RIVERS EDGE COMMUNITY  
DEVELOPMENT DIS  
STE 114  
475 W TOWN PL  
ST AUGUSTINE, FL 32092-3649

Material #	Description	Quantity	Unit Price	Ext Price	Tax
<b>Unit</b>	<b>Unit Description:</b>	<b>FRONT OFFICE F A</b>			
000000000009585183					
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
43729	X-LONG BANDAGE MEDIUM	1 BOX	\$14.79	\$14.79	
44249	ELASTIC STRIP SMALL	1 BAG	\$10.17	\$10.17	
44429	LARGE PATCH 2INX3IN- MED	1 BOX	\$14.79	\$14.79	
50030	ANTISEPTIC WIPES SMALL	1 BAG	\$6.87	\$6.87	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
82630	ELASTIC ACETYPE BANDAGE 3IN	1 ROL	\$7.50	\$7.50	
101239	FIRST AID CREAM SMALL	1 BAG	\$9.25	\$9.25	
121220	ALEVE SMALL	1 BAG	\$11.10	\$11.10	
130209	INDUST EYE RELIEF 1/2 OZ	1 EA	\$14.06	\$14.06	
130459	1/2 OZ EYE WASH 4 PACK	1 PAC	\$23.30	\$23.30	
280020	LENS/SCREEN WIPES 100/BX	1 BOX	\$27.60	\$27.60	
			<b>Unit Subtotal:</b>	<b>\$149.88</b>	
<b>Unit</b>	<b>Unit Description:</b>	<b>KITCHEN #7873</b>			
000000000009605930					
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
159	AED CHECKED	1 EA	\$35.06	\$35.06	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
			<b>Unit Subtotal:</b>	<b>\$35.06</b>	
<b>Unit</b>	<b>Unit Description:</b>	<b>Other</b>			
0000000000999900999					
400	SERVICE CHARGE	1 EA	\$18.95	\$18.95	
			<b>Unit Subtotal:</b>	<b>\$18.95</b>	
			<b>Invoice Sub-total</b>	<b>\$203.89</b>	
			<b>Tax</b>	<b>\$0.00</b>	
			<b>Invoice Total</b>	<b>\$203.89</b>	



1.32.572.60  
102

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

# Invoice

Material #	Description	Quantity	Unit Price	Ext Price	Tax
------------	-------------	----------	------------	-----------	-----

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

**Note**

A handwritten signature in black ink, appearing to be "AW" followed by a stylized flourish.



Approved RECDD II  
Submitted to AP on 7-21-22  
by Jason Davidson

*Jason Davidson*

SVC/BILLING QUESTIONS : (904)562-7000  
FAX : (904)562-7020  
PAYMENT INQUIRY : (972)996-7923  
ROUTE # : LOC #0292 ROUTE 0009 T026  
VIEW & PAY YOUR BILLS ONLINE [WWW.CINTAS.COM/MYACCOUNT](http://WWW.CINTAS.COM/MYACCOUNT)

REMIT TO: CINTAS CORP  
P.O. Box 631025  
CINCINNATI, OH 45263-1025

## INVOICE

PLEASE PAY DIRECTLY FROM THIS INVOICE

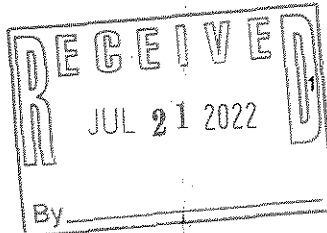
View our catalog:



RIVERS EDGE 2.  
RIVERS EDGE COMMUNITY DEVELOP DISTRICT  
160 RIVERGLADE RUN  
ST. JOHNS, FL 32259  
865-936-4570

INVOICE # : 5117098891  
DATE : 07/20/2022  
PO # : N/A  
STORE # :  
CUSTOMER # : 12663109  
PAYER # : 10596960  
SVC ORDER # : 8031170597  
CREDIT TERMS : NET 30 DAYS

MATERIAL #	DESCRIPTION	QTY	UNIT PRICE	EXT PRICE	TAX
9585183	FRONT OFFICE FA 02542025				
110	SERVICE ACKNOWLEDGEMENT	1	\$0.00	\$0.00	N
120	CABINET ORGANIZED	1	\$0.00	\$0.00	N
130	EXPIRATION DATES CHECKED	1	\$0.00	\$0.00	N
132	BBP KIT CHECKED	1	\$0.00	\$0.00	N
44249	ELASTIC STRIP SMALL	1	\$10.17	\$10.17	N
44429	LARGE PATCH 2INX3IN- MED	1	\$14.79	\$14.79	N
50030	ANTISEPTIC WIPES SMALL	1	\$6.87	\$6.87	N
55556	HARD SURFACE DISINFEC SVC	1	\$10.45	\$10.45	N
73029	NON-ADHERENT PAD 2INX3INSM	1	\$12.02	\$12.02	N
79191	MUCINEX SMALL	1	\$16.12	\$16.12	N
100039	TRIPLE ANTIBIOTIC OINT SM	1	\$10.81	\$10.81	N
111230	CHEWABLE ASPIRIN 81mg	1	\$12.02	\$12.02	N
121220	ALEVE SMALL	2	\$11.10	\$22.20	N
130429	EYE BUFFERED SOL 40Z	1	\$20.35	\$20.35	N
COMPONENT SUBTOTAL :				\$135.80	
9605930	KITCHEN #7873 400075028				
110	SERVICE ACKNOWLEDGEMENT	1	\$0.00	\$0.00	N
159	AED CHECKED	1	\$35.06	\$35.06	N
564462	AED BATTERY CHECKED	1	\$0.00	\$0.00	N
564463	AED PADS CHECKED	1	\$0.00	\$0.00	N
COMPONENT SUBTOTAL :				\$35.06	
999900999	Other				
400	SERVICE CHARGE		\$18.95	\$18.95	N
REMIT TO: CINTAS CORP			SUB-TOTAL :	\$189.81	
P.O. Box 631025			TAX :	\$0.00	
CINCINNATI, OH 45263-1025			TOTAL :	\$189.81	



SIGNATURE :

DATE:

1-32-572-60  
102

NAME  
(please print clearly):

Thank you for your business. It's been our pleasure to serve you and get you Ready for the Workday®.

fastsigns.com/299

Completed Date: 7/22/2022  
Payment Terms: Payment Upfront  
**Payment Due Date: 7/22/2022**

Created Date: 7/18/2022

**DESCRIPTION:** Name Plates - J. Perry & A. Davis

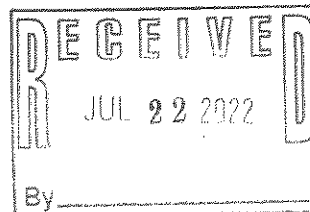
**Bill To:** Rivers Edge CDD II  
475 West Town Place  
Suite 114  
St Augustine, FL 32092  
US

**Pickup At:** FASTSIGNS of Jacksonville - Baymeadows  
8535 Baymeadows Rd  
Ste 7  
Jacksonville, FL 32256  
US

**Ordered By:** Jason Davidson  
Email: jdavidson@vestapropertyservices.com  
Work Phone: (904) 679-5523  
Tax ID: 85-8013711680C-2

**Salesperson:** Leslie Coffield  
Entered By: Leslie Coffield

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Engraved Signs	2	\$38.02	\$0.00	\$76.04
1.1	<b>PLASTIC ENGRAVING 1/16" - Engraved Sign</b>  <b>Part Qty:</b> 1 <b>Width:</b> 8.00" <b>Height:</b> 2.00" <b>Sides:</b> 1  <b>Text:</b> *jim Perry District Manager  *Adam Davis Supervisor  (Black Background with White Core)				
1.2	<b>MISCELLANEOUS - Silver Desk Frame</b>  <b>Part Qty:</b> 1 <b>Text:</b> Ref # 77811 03/04/22				



132.572.60  
136

Does not include installation.

<b>Subtotal:</b>	\$76.04
<b>Taxable Amount:</b>	\$0.00
<b>Taxes:</b>	\$0.00
<b>Grand Total:</b>	\$76.04
<b>Amount Paid:</b>	\$0.00
<b>BALANCE DUE:</b>	\$76.04

G & G Excavation & Construction, Inc.

# Invoice

6500 SR 16

St. Augustine, FL 32092

Phone- 904-737-5555

Fax- 904-737-6050

Approved RECDD 2 Tree Removal sent to AP  
on 07/14/22 by Johnathan Perry

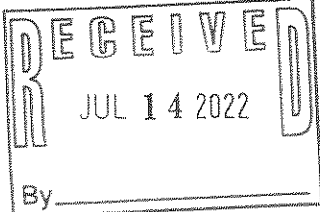
*Johnathan Perry*

Date	Invoice #
6/27/2022	3509

Bill To
Riversedge CDD 2 475 West Town Place Suite 114 St. Augustine, Florida 32092 Attn: John

Job
Keystone Corner and Watersong at Entrance

Job #	Terms
	Net 30

Item	Description	Amount
Quote	G & G Excavation and Construction, Inc. supplied all Equipment, Labor, and Supervision for the following:  Job: Keystone Corner and Watersong at Entrance  Reference: Clearing  Scope of Work: 6/23  1. Take down 3 dead pine trees and haul off  Total cost for the above work   <i>1,321,572.60</i> <i>36</i>	1,550.00

Thank you for your business!

**Total** \$1,550.00

**Payments/Credits** \$0.00

**Balance Due** \$1,550.00

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

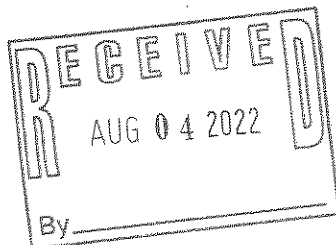
**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 55**Invoice Date:** 8/1/22**Due Date:** 8/1/22**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2022 1-31-513-34		2,500.00	2,500.00
Website Administration - August 2022 1-31-513-351		100.00	100.00
Information Technology - August 2022 1-31-513-351		150.00	150.00
Dissemination Agent Services - August 2022 1-31-513-324		291.67	291.67
Office Supplies 1-31-513-51		9.02	9.02
Postage 1-31-513-42		10.26	10.26
Copies 1-31-513-425 2		193.65	193.65

**Total** \$3,254.60**Payments/Credits** \$0.00**Balance Due** \$3,254.60

# Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Rivers Edge II Community Development District  
1001 Bradford Way  
Kingston, TN 37763*

Invoice No. 22992  
Date 07/29/2022

---

SERVICE	AMOUNT
---------	--------

**Project: Arbitrage - Series 2020 FYE 4/30/2022**  
**Arbitrage Services**

Arbitrage

Arbitrage

Arbitrage

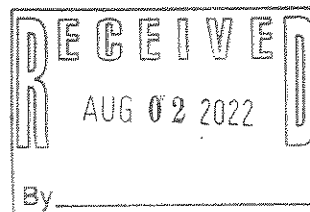
\$ 600.00

**Subtotal:** 600.00

Total 600.00

Current Amount Due \$ 600.00

1-31-513-325  
59



0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.



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

PAGE NO: 1

PHONE: (904) 268-9597  
SERVING NORTH FLORIDA SINCE 1962  
THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
365050	000	RECDD2	PO # RECDD2	NET 15TH	FSW3	5/25/22 12:23

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

SHIP TO:

TERMINAL: 604

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

REWARD NO:19820227380

**INVOICE: 418570/3**

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	BX	H830504	18-8 FLAT WASH 5/16 100	9.49	1	9.49 /BX	9.49 N
4	4	EA	500	MISC SCREWS NUTS OR BOLTS	0.85	4	0.85 /EA	3.40 N
5	5	EA	500	MISC SCREWS NUTS OR BOLTS	0.95	5	0.95 /EA	4.75 N
15	15	EA	500	MISC SCREWS NUTS OR BOLTS	0.23	15	0.23 /EA	3.45 N
								TAXABLE 0.00
								NON-TAXABLE 21.09
								SUB-TOTAL 21.09
								TAX AMOUNT 0.00
								<b>TOTAL AMOUNT 21.09</b>

\*\* AMOUNT CHARGED TO STORE ACCOUNT \*\* 21.09

X   
Received By

(DAVIDSON, JASON)

132.57260  
41

# Service Invoice

Page 1 of 1



## Howard Services

P.O. Box 5637  
Jacksonville, FL 32247  
Phone: (904)398-1414 Fax: (904)398-3586

Billed Customer: #001909

Site ID: # 001909-0002

Rivertown-Vesta Billing-RECDD 2  
475 West Town Place  
Ste 114  
St Augustine, FL 32092

Rivertown - River Club  
POC - Jason Davidson - GM  
160 Riverglade Run  
St. Johns, FL 32259

15344

7/9/2022

S-14010

08/08/2022

Amount Paid

Call Slip Number

Invoice Date

Invoice Number

Due Date

Contractor's License #

15344

7/9/2022

S-14010

08/08/2022

CAC 023502

### Problem Reported:

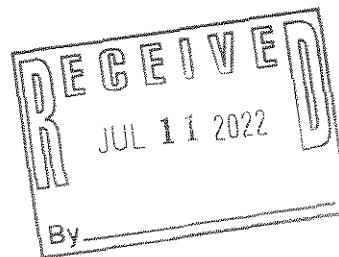
\*\*\* NC-No Cooling - Com \*\*\*

No Cooling - Commerical Call

Tech	Date
JORDAN	07/08/2022
JORDAN	07/09/2022

### Equipment:

Unit : CAHU	Model : TWE090D300AB
Brand: TRANE	Serial#: 17093KTGBA
Location: Auh#3	



Arrived on site checked in with customer went to the air handler and saw the floor switch was tripped and turned off pulled the drain line out and saw that once the unit was off the water was rushing out and turning the unit back on so it was tripping on and off by the float switch came back Saturday and unit is running at this time customer said they're going to have a plumber come out and fix the drain port where all the drain lines come out because when it rains that thing fills with water so unit will be completely operational when the plumber comes and fixes the issue.

### ADDITIONAL DETAILS:

Arrived on site and everything was running as it should be I'm gonna come back tomorrow to double check and make sure.

Approved RECDD II  
Submitted to AP on 7-11-22  
by Jason Davidson

*Jason Davidson*  
132.572.60  
81

Material	0.00
Labor	500.00
Subtotal	500.00
Tax	0.00
Grand Total	500.00

The above prices and specifications are hereby accepted. You are authorized to perform the work as specified. I agree to pay you in full upon completion of the work and to pay for attorney's fees and costs you incur if you file a lawsuit to recover money which I owe to you. In addition, if I do not pay you upon completion of the work, I agree to pay interest on the outstanding balance at the rate of 18% per annum. The venue for any legal action related to this agreement shall be Jacksonville, Florida unless otherwise required by law. In connection with any such action I/we waive the right to a trial by jury.

Howard Services Warranty: Recommended service repairs are warranted for a period of (90) Ninety days on labor and (1) One year on all applicable parts from the date of the repair, excluding refrigerant unless otherwise stated.

A \$25.00 service charge will be added for all returned checks.

# Service Invoice

Page 1 of 2



## Howard Services

P.O. Box 5637  
Jacksonville, FL 32247  
Phone: (904)398-1414 Fax: (904)398-3586

Billed Customer: #001909

Site ID: # 001909-0002

Rivertown-Vesta Billing-RECDD 2  
475 West Town Place  
Ste 114  
St Augustine, FL 32092

Rivertown - River Club  
POC - Jason Davidson - GM  
160 Riverglade Run  
St. Johns, FL 32259

15465

8/1/2022

S-14159

08/31/2022

Amount Paid

Call Slip Number

Invoice Date

Invoice Number

Due Date

Contractor's License #

15465

8/1/2022

S-14159

08/31/2022

CAC 023502

### Problem Reported:

\*\*\* NC-No Cooling - Com \*\*\*

No Cooling - Commerical Call

Has 2 system he wants to check

Mr Perry called in 904-307-8313

Tech Date

SCOTT D 08/01/2022

Qty Material

(1) dual run cap

### Equipment:

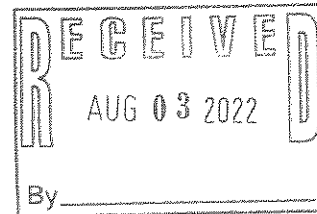
Unit : CAHU

Model : TWE090D300AB

Brand: TRANE

Serial#: 17093KTGBA

Location: Auh#3



Unit : CCOND

Model : TTA073G300AA

Brand: TRANE

Serial#: 17042MEKYA

Location: Cond#3

1-32-572-60

8/

Checked unit. Checked refrigerant pressure and temperature. Checked amps and voltage.  
Everything is working properly.

Unit : CAHU

Model : TAM4A0A30S21EDA

Brand: TRANE

Serial#: 17053J141V

Location: Cahu 2

Unit : CCOND

Model : 4TTR3030H1000NA

Brand: TRANE

Serial#: 171033KDAF

Location: Cond 2

Checked unit. Found compressor not running. Found bad run cap. Replaced bad run cap. Checked unit operations.

Unit : CAHU

Model : TWE090E300AA

Brand: TRANE

Serial#: 17033RD4BA

Location: AHU #3 Dining Area

Unit : CCOND

Model : TTA090H300AA

Brand: TRANE

Serial#: 17011KW7YA

## Service Invoice

Page 2 of 2



### Howard Services

P.O. Box 5637  
Jacksonville, FL 32247  
Phone: (904)398-1414 Fax: (904)398-3586

(Continued from previous page)

Invoice Number: S-14159

Location: Cond #3 Loading Dock

Checked unit. Checked refrigerant pressure and temperature. Checked amps and voltage.  
Everything is working properly.

**ADDITIONAL DETAILS:**

Kitchen is hot probably because there is only one return grill in there.

Approved RECDD II  
Submitted to AP on 8-3-22  
by Jason Davidson

---

<b>Material</b>	50.00
<b>Labor</b>	437.50
<hr/>	
<b>Subtotal</b>	487.50
<b>Tax</b>	0.00
<hr/>	
<b>Grand Total</b>	487.50

The above prices and specifications are hereby accepted. You are authorized to perform the work as specified. I agree to pay you in full upon completion of the work and to pay for attorney's fees and costs you incur if you file a lawsuit to recover money which I owe to you. In addition, if I do not pay you upon completion of the work, I agree to pay interest on the outstanding balance at the rate of 18% per annum. The venue for any legal action related to this agreement shall be Jacksonville, Florida unless otherwise required by law. In connection with any such action I/we waive the right to a trial by jury.

Howard Services Warranty: Recommended service repairs are warranted for a period of (90) Ninety days on labor and (1) One year on all applicable parts from the date of the repair, excluding refrigerant unless otherwise stated.

A \$25.00 service charge will be added for all returned checks.



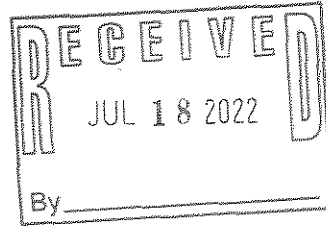
Approved RECDD 2 Monument Painting  
 sent to AP on 07/18/22 by Johnathan Perry

*Johnathan Perry*

INVOICE	#3034
SERVICE DATE	Oct 03, 2022
INVOICE DATE	Jul 16, 2022
DUE	Upon receipt
DEPOSIT DUE	<b>\$500.00</b>

## Investment Painting Of North Florida

RiverTown  
 Rivers Edge CDD 2  
 475 West Town Place, 114  
 St. Augustine, FL 32092



(904) 307-8313  
 jperry@vestapropertyservices.com

### SERVICE ADDRESS

### CONTACT US

229 S Torwood Drive  
 Saint Johns, FL 32259

(904) 307-6649  
 Investmentpaintingfl@yahoo.com

## INVOICE

1.32.672.60  
 141

Services	qty	unit price	amount
Exterior painting quote Entry Way Towers At Long Leaf And keystone	1.0	\$4,850.00	\$4,850.00
Pressure wash towers and entry way signs. Prep and paint interior and exterior of columns and entry way signs same colors with sherwin Williams Top of the line Emerald paint which is dirt and mildew resistant and durable. Repaint white brick on entry ways also.			
Repaint interior (black metal also)			
Excludes exterior of roofs and signage of Rivertown			
Price includes labor materials and taxes.			
<b>Total</b>			<b>\$4,850.00</b>
<b>Deposit</b>			<b>\$500.00</b>

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate! To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive a invoice for your deposit of \$500.00 and at that time you will receive a tentative date for your approved job.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more.  
Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!  
Thank you for your Business!



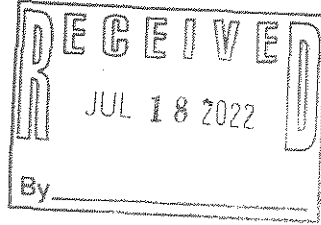
Approved RECDD 2 Pirate Ship painting sent to AP on 07/18/22 by Johnathan Perry

*Johnathan Perry*

INVOICE	#3035
SERVICE DATE	Oct 10, 2022
INVOICE DATE	Jul 16, 2022
DUE	Upon receipt
DEPOSIT DUE	<b>\$500.00</b>

## Investment Painting Of North Florida

RiverTown  
 Rivers Edge CDD 2  
 475 West Town Place, 114  
 St. Augustine, FL 32092



(904) 307-8313  
 jerry@vestapropertyservices.com

### SERVICE ADDRESS

### CONTACT US

229 S Torwood Drive  
 Saint Johns, FL 32259

(904) 307-6649  
 Investmentpaintingfl@yahoo.com

## INVOICE

Services	qty	unit price	amount
Exterior Staining quote For Pirate Ship And Post On Swing Set	1.0	\$3,840.00	\$3,840.00
Pressure wash prior to painting and apply super deck solid color stain to vertical and horizontal surfaces 3 colors gray, brown and orange. Apply stain to all stainable surfaces on pirate ship and swing set. Price includes labor, materials and taxes			
<b>Total</b>			<b>\$3,840.00</b>
	1.32,572.60		
<b>Deposit</b>	141		<b>\$500.00</b>

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate! To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive a invoice for your deposit of \$500.00 and at that time you will receive a tentative date for your approved job.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more. Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!

Thank you for your Business!



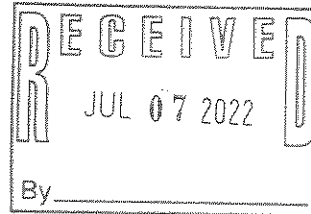
# INVOICE

Invoice # 3018  
Date: 07/06/2022  
Due On: 08/05/2022

## KE Law Group, PLLC

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

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



RE2CDD-01

### River's Edge II - General Counsel

131.513.315  
120

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	06/01/2022	Attend joint Board meeting; prepare notices of intent to award landscape contract.	0.50	\$270.00	\$135.00
Service	MH	06/01/2022	Prepare for and attend monthly Board meeting.	2.70	\$285.00	\$769.50
Expense	MH	06/01/2022	Mileage: Travel for River's Edge II Monthly BOS	80.00	\$0.58	\$46.40
Service	LG	06/03/2022	Confer with Chair and District Manager regarding execution of landscaping contract.	0.20	\$270.00	\$54.00
Service	JW	06/10/2022	Draft budget approval resolution and transmit to district manager	0.60	\$270.00	\$162.00
Service	LG	06/10/2022	Review proposed budget and budget resolution; analyze legal issues related to agenda items; review and provide comments to joint meeting minutes.	0.30	\$270.00	\$81.00
Service	LG	06/13/2022	Confer with Kilinski regarding bid process.	0.10	\$270.00	\$27.00
Service	JK	06/13/2022	Review draft agenda; conference call on landscape RFP and options for same; analyze same	0.40	\$290.00	\$116.00
Service	JW	06/13/2022	Review revised landscape proposals and draft comparison spreadsheet	0.90	\$270.00	\$243.00
Service	LG	06/14/2022	Analyze terms of interlocal cost-sharing	0.20	\$270.00	\$54.00



			agreement and landscape bid.			
Service	JK	06/14/2022	Finalize review of RFP analysis and interlocal options and transmit same; confer with staff and board designee on same; review agenda package and begin preparations for Board meeting; review assessment notices	0.70	\$290.00	\$203.00
Service	JK	06/15/2022	Travel to/from and attend Board meeting; post meeting update on notice of award letter revisions and scoring for same	2.10	\$290.00	\$609.00
Service	LG	06/15/2022	Prepare revised notices of landscape rankings.	0.20	\$270.00	\$54.00
Expense	AL	06/15/2022	Rental Car Expenses: JK- Travel to Rivers Edge Meeting	1.00	\$55.80	\$55.80
Expense	AL	06/15/2022	Gas: JK - Travel to Rivers Edge 2 meeting	1.00	\$19.70	\$19.70
Expense	AL	06/15/2022	Meals: JK- Travel to Rivers Edge 2 meeting	1.00	\$9.00	\$9.00
Service	LG	06/16/2022	Update RFP notices and send to district manager.	0.10	\$270.00	\$27.00
Service	JK	06/17/2022	Confer with staff re: award letters and inquiries from bidders; review documents on same; confer with Chairman on same	0.30	\$290.00	\$87.00
Service	JK	06/20/2022	Review protest forms in rules of procedure and related documents; transmit information on same; confer re: vesta contract amendment and back up documentation for same	0.40	\$290.00	\$116.00
Expense	AL	06/20/2022	Lodging: JK- Travel to Rivers Edge 2 meeting	1.00	\$60.00	\$60.00
Service	JK	06/21/2022	Review bid protest documents; review meeting minutes and transmit same	0.70	\$290.00	\$203.00
Service	JK	06/22/2022	Review ROP and continue work on bid protest information; transmit information to Board and review facts for same; review/edit and disseminate Charles Aquatics addendum and confer re: Board appointment process	1.10	\$290.00	\$319.00
Service	GK	06/22/2022	Prepare Agreement with Charles Aquatics for Fountain Repair Services.	0.70	\$270.00	\$189.00
Service	MG	06/23/2022	Prepare assessment notices	0.20	\$175.00	\$35.00
Service	JK	06/23/2022	Conference call with staff re: bid protest options/steps; review/edit and disseminate mailed and published assessment notices	0.70	\$290.00	\$203.00

Service	GK	06/29/2022	Prepare Third Amendment to Agreement with Vesta Management Services.	1.40	\$270.00	\$378.00
Service	JK	06/29/2022	Conference call re: protest	0.20	\$290.00	\$58.00
Service	JK	06/30/2022	Review/edit and disseminate third amendment to Vesta agreement	0.20	\$290.00	\$58.00
				<b>Total</b>	<b>\$4,371.40</b>	

## Detailed Statement of Account

### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2863	07/16/2022	\$2,858.26	\$0.00	\$2,858.26

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3018	08/05/2022	\$4,371.40	\$0.00	\$4,371.40
<b>Outstanding Balance</b>				<b>\$7,229.66</b>
<b>Total Amount Outstanding</b>				<b>\$7,229.66</b>

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.



# INVOICE

11925 Alden Trace Blvd N  
Jacksonville FL 32246

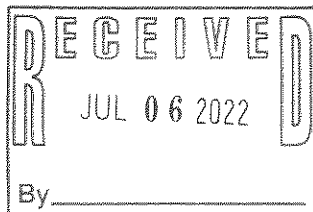
Attention: Rivers Edge CDD II  
Address: 475 West Town Place Suite 114, St. Augustine FL 32092

Invoice Number: 2255  
Month - August

Description	Length	Time	Price
DJ Trivia - August 18th, 2022	2 Hours	6:30 - 8:30	\$ 275.00
DJ Karaoke - August 27th, 2022		5:00 - 8:00	\$ 450.00

\$ 725.00

Please make all checks out to Live Entertainment Solutions. Thank you!



Approved RECDD II Events  
Submitted to AP on 7/6/22  
by Clint Waugh

*Clint Waugh*  
1.32.572.494  
53



## INVOICE

11925 Alden Trace Blvd N  
Jacksonville FL 32246

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

Invoice Number: 2299

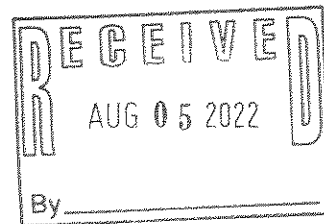
Description	Length	Time	Price
DJ Pool Party - September 5th	3 hours	12pm - 3pm	\$ 350.00
DJ Trivia - September 15th	2 Hours	6:30pm - 8:30pm	\$ 275.00
DJ Music Bingo	2 Hours	6:30pm - 8:30pm	\$ 275.00

**\$ 900.00**

Please make all checks out to Live Entertainment Solutions. Thank you!

Approved RECDD II Events  
Submitted to AP on 8/5/22  
by Clint Waugh

*Clint Waugh*  
1.32.572.494  
53





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

# Invoice

Date 8/1/2022

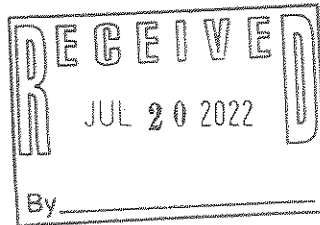
Invoice # 131295608434

Terms	Net 20
Due Date	8/21/2022
PO #	

Bill To	Ship To
Rivers Edge CDD2 Government Management Services 475 West Town Place suite 114 St. Augustine FL 32092	River Club 160 Riverglade Run St. Augustine FL 32092

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	764.78
WM Surcharge	WM Surcharge	1	ea	61.18
Approved RECDD II Submitted to AP on 7-20-22 by Jason Davidson <i>Jason Davidson</i>				

Subtotal 825.96  
Shipping Cost (FEDEX GROUND) 0.00  
Total 825.96  
Amount Due \$825.96



132.572.462  
6

## Remittance Slip

Customer  
13RIV030  
Invoice #  
131295608434

Amount Due \$825.96

Amount Paid

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295608434

# PROSSER

July 14, 2022

Project No: 113094.70

Invoice No: 48310

River's Edge II CDD  
c/o Government Management Services, LLC  
4648 Eagle Falls Pl  
Tampa, FL 33619

Project 113094.70 Rivers Edge II CDD

Task 1: O & M

For services including attend CDD meetings.

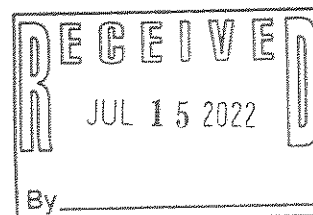
**Professional Services from June 1, 2022 to June 30, 2022**

## Professional Personnel

	Hours	Rate	Amount
Principal	3.00	235.00	705.00
Totals	3.00		705.00
<b>Total Labor</b>			<b>705.00</b>
<b>Total this Invoice</b>			<b>\$705.00</b>

## Outstanding Invoices

Number	Date	Balance
48022	5/29/2022	470.00
48119	6/17/2022	604.27
<b>Total</b>		<b>1,074.27</b>







**Staples Business Credit**  
PO BOX 105638  
ATLANTA, GA 30348-5638

Credit Account #  
Staples Account #  
Statement Date  
Statement #

345854  
10235583RCH  
07/25/22  
1643395822

CREDITS & ADJUSTMENTS	CURRENT	PAST DUE			ACCOUNT BALANCE
		1-59 DAYS	60-89 DAYS	90+ DAYS	
-\$3,704.15	\$1,414.51	\$5,309.77	\$8.00	\$0.00	\$3,028.13

## OPEN ITEMS

PO #	Budget Center	Order #	Purchase Location	Trans Date	Due Date	Trans Total	Balance Due
Payment				02/22/22	02/25/22	-\$523.71	-\$343.93
Payment				03/08/22	03/25/22	-\$415.89	-\$415.89
Late Fee				04/25/22	05/20/22	\$8.00	\$8.00
RECDD 1	RECDD I	735555499-0-1	StaplesAdvantage.com	04/27/22	06/20/22	\$413.94	\$413.94
RECDD II	RECDD II	7355556370-0-1	StaplesAdvantage.com	04/27/22	06/20/22	\$139.96	\$139.96
RECDD 1	RIVERS EDGE JANITORIAL SUPPLIES	7355925140-0-1	StaplesAdvantage.com	05/03/22	06/20/22	\$215.96	\$215.96
RECDD 1	RIVERS EDGE CDD1 JANITORIAL SUPPLIES	7356040944-0-1	StaplesAdvantage.com	05/04/22	06/20/22	\$51.99	\$51.99
Payment				05/09/22	05/25/22	-\$1,407.19	-\$1,407.19
RECDD II	RECDD II	7356845030-0-1	StaplesAdvantage.com	05/16/22	06/20/22	\$785.54	\$785.54
RECDD 1	RECDD I	7356974890-0-1	StaplesAdvantage.com	05/17/22	06/20/22	\$441.30	\$441.30
RECDD 1	RECDD I	7356977657-0-1	StaplesAdvantage.com	05/17/22	06/20/22	\$69.99	\$69.99
RECDD 1	RECDD I	7357453960-0-1	StaplesAdvantage.com	05/24/22	06/20/22	\$343.96	\$343.96
RECDD II	RECDD II	7357453425-0-1	StaplesAdvantage.com	05/24/22	06/20/22	\$128.47	\$128.47
RECDD II	RECDD II	7357479016-0-1	StaplesAdvantage.com	05/24/22	06/20/22	\$138.47	\$138.47
RECDD 1	RIVERS EDGE CDD1 JANITORIAL SUPPLIES	7358013698-0-1	StaplesAdvantage.com	06/02/22	07/20/22	\$219.05	\$219.05
RECDD II	RECDD II	7358352501-0-1	StaplesAdvantage.com	06/07/22	07/20/22	\$472.43	\$472.43
RECDD II	RECDD II	7358352501-0-2	StaplesAdvantage.com	06/07/22	07/20/22	\$74.98	\$74.98
RECDD 1	RECDD I	7358549293-0-1	StaplesAdvantage.com	06/09/22	07/20/22	\$642.91	\$642.91
RECDD 1	RECDD I	7358791872-0-1	StaplesAdvantage.com	06/13/22	07/20/22	\$116.98	\$116.98
RECDD II	RECDD II	7358792193-0-1	StaplesAdvantage.com	06/13/22	07/20/22	\$69.98	\$69.98
RECDD 1	RECDD I	7359397778-0-1	StaplesAdvantage.com	06/22/22	07/20/22	\$521.93	\$521.93
RECDD II	RECDD II	7359492784-0-2	StaplesAdvantage.com	06/23/22	07/20/22	\$453.93	\$453.93
Late Fee				06/25/22	07/20/22	\$8.00	\$8.00
RECDD 1	RECDD I	7359698825-0-2	StaplesAdvantage.com	06/27/22	08/20/22	\$127.98	\$127.98
RECDD II	RECDD II	7359492784-0-1	StaplesAdvantage.com	06/27/22	08/20/22	\$63.99	\$63.99
RECDD II	RECDD II	7359699661-0-1	StaplesAdvantage.com	06/27/22	08/20/22	\$277.94	\$277.94
RECDD 1	RECDD I	7359698825-0-1	StaplesAdvantage.com	07/01/22	08/20/22	\$260.97	\$260.97
Payment				07/05/22	07/25/22	-\$1,537.14	-\$1,537.14
RECDD II	RECDD II	7360349079-0-1	StaplesAdvantage.com	07/07/22	08/20/22	\$44.49	\$44.49
RECDD 1	RECDD I	7360582147-0-1	StaplesAdvantage.com	07/11/22	08/20/22	\$295.27	\$295.27
RECDD II	RECDD II	7360688493-0-1	StaplesAdvantage.com	07/12/22	08/20/22	\$54.48	\$54.48
RECDD II	RECDD II	7361039639-0-2	StaplesAdvantage.com	07/18/22	08/20/22	\$78.65	\$78.65
RECDD II	RECDD II	7361039639-0-1	StaplesAdvantage.com	07/22/22	08/20/22	\$190.74	\$190.74
Late Fee				07/25/22	08/20/22	\$20.00	\$20.00

Account Balance **\$3,028.13**

Continued on next page...

Pay online at <https://www.StaplesAdvantage.com>

Contact Staples Business Credit at 877-457-6424 or email [help@staplesbusinesscredit.com](mailto:help@staplesbusinesscredit.com) with questions.





**Staples Business Credit**  
 PO BOX 105638  
 ATLANTA, GA 30348-5638

Credit Account #  
 Staples Account #  
 Statement Date  
 Statement #

345854  
 10235583RCH  
 07/25/22  
 1643395822

**PURCHASES**

PO #	Budget Center	Order #	Purchase Location	Trans Date	Due Date	Trans Total	Balance Due
RECDD 1	RECDD I	7359698825-0-2	StaplesAdvantage.com	06/27/22	08/20/22	\$127.98	\$127.98
RECDD II	RECDD II	7359492784-0-1	StaplesAdvantage.com	06/27/22	08/20/22	\$63.99	\$63.99
RECDD II	RECDD II	7359699661-0-1	StaplesAdvantage.com	06/27/22	08/20/22	\$277.94	\$277.94
RECDD 1	RECDD I	7359698825-0-1	StaplesAdvantage.com	07/01/22	08/20/22	\$260.97	\$260.97
RECDD II	RECDD II	7360349079-0-1	StaplesAdvantage.com	07/07/22	08/20/22	\$44.49	\$44.49
RECDD 1	RECDD I	7360582147-0-1	StaplesAdvantage.com	07/11/22	08/20/22	\$295.27	\$295.27
RECDD II	RECDD II	7360688493-0-1	StaplesAdvantage.com	07/12/22	08/20/22	\$54.48	\$54.48
RECDD II	RECDD II	7361039639-0-2	StaplesAdvantage.com	07/18/22	08/20/22	\$78.65	\$78.65
RECDD II	RECDD II	7361039639-0-1	StaplesAdvantage.com	07/22/22	08/20/22	\$190.74	\$190.74
<b>Total Purchases</b>						<b>\$1,394.51</b>	

**OTHER CHARGES AND CREDITS**

Description	Trans Date	Due Date	Trans Total	Balance Due
Late Fee	07/25/22	08/20/22	\$20.00	\$20.00
<b>Total Other Charges and Credits</b>			<b>\$20.00</b>	

**PAYMENTS**

Date	Payment Number	Amount
07/05/22	Check # 5153	-\$1,537.14
<b>Total Payments</b>		<b>-\$1,537.14</b>



**Staples Business Credit**  
PO BOX 105638  
ATLANTA, GA 30348-5638

Credit Account #  
Staples Account #  
Statement Date  
Statement #

345854  
10235583RCH  
07/25/22  
1643395822

PO # RECDD 1	ORDER # 7359698825-0-2	REF JASON DAVIDSON	BUDGET CENTER RECDD 1	
TERMS Standard	INVOICE DATE 06/27/22	DUE DATE 08/20/22		
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$127.98	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
375681	CW 2PLY RECY BATH 550SHT/RL	\$63.99	2.0	\$127.98
			SUBTOTAL	\$127.98
			TAX	\$0.00
			TOTAL	\$127.98

PO # RECDD II	ORDER # 7359492784-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 06/27/22	DUE DATE 08/20/22	RECDD II	
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$63.99	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
375681	CW 2PLY RECY BATH 550SHT/RL	\$63.99	1.0	\$63.99
			SUBTOTAL	\$63.99
			TAX	\$0.00
			TOTAL	\$63.99

PO # RECDD II	ORDER # 7359699661-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 06/27/22	DUE DATE 08/20/22	RECDD II	
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$277.94	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
375681	CW 2PLY RECY BATH 550SHT/RL	\$63.99	2.0	\$127.98
365374	CWP MULTIF WHT 250SH/RL	\$37.49	4.0	\$149.96
			SUBTOTAL	\$277.94
			TAX	\$0.00
			TOTAL	\$277.94

Pay online at <https://www.StaplesAdvantage.com>

Contact Staples Business Credit at 877-457-6424 or email [help@staplesbusinesscredit.com](mailto:help@staplesbusinesscredit.com) with questions.



**Staples Business Credit**  
 PO BOX 105638  
 ATLANTA, GA 30348-5638

Credit Account #  
 Staples Account #  
 Statement Date  
 Statement #

345854  
 10235583RCH  
 07/25/22  
 1643395822

PO # RECDD 1	ORDER # 7359698825-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 07/01/22	DUE DATE 08/20/22	RECDD I	
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$260.97	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
CSDW202	WIPES,SCRIM,4PLY,POPUP,WH	\$86.99	3.0	\$260.97
			SUBTOTAL	\$260.97
			TAX	\$0.00
			TOTAL	\$260.97

PO # RECDD II	ORDER # 7360349079-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 07/07/22	DUE DATE 08/20/22	RECDD II	
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$44.49	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
135848	STAPLES 8.5X11 COPY CS	\$44.49	1.0	\$44.49
			SUBTOTAL	\$44.49
			TAX	\$0.00
			TOTAL	\$44.49

Pay online at <https://www.StaplesAdvantage.com>

Contact Staples Business Credit at 877-457-6424 or email [help@staplesbusinesscredit.com](mailto:help@staplesbusinesscredit.com) with questions



**Staples Business Credit**  
 PO BOX 105638  
 ATLANTA, GA 30348-5638

Credit Account #  
 Staples Account #  
 Statement Date  
 Statement #

345854  
 10235583RCH  
 07/25/22  
 1643395822

PO # RECDD 1	ORDER # 7360582147-0-1	REF JASON DAVIDSON	BUDGET CENTER RECDD 1	
TERMS Standard	INVOICE DATE 07/11/22	DUE DATE 08/20/22		
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$295.27	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
365374	CWP MULTIF WHT 250SH/RL	\$37.49	2.0	\$74.98
2519636	FEBREZE AIR LINENSKY 2PK 8.8OZ	\$6.29	3.0	\$18.87
394138	LINERXS33X39 1.5MIL REPRO	\$49.99	3.0	\$149.97
807721	MULTI-USE CLNR 1 GAL REFILL	\$10.29	5.0	\$51.45
			SUBTOTAL	\$295.27
			TAX	\$0.00
			TOTAL	\$295.27

PO # RECDD II	ORDER # 7360688493-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 07/12/22	DUE DATE 08/20/22	RECDD II	
SOLD TO		SHIP TO	PURCHASED AT	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092		SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	
			INVOICE TOTAL	
			\$54.48	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
365374	CWP MULTIF WHT 250SH/RL	\$37.49	1.0	\$37.49
164287	SMARTTOUCH 3 HOLE 12 SHEET	\$16.99	1.0	\$16.99
			SUBTOTAL	\$54.48
			TAX	\$0.00
			TOTAL	\$54.48



**Staples Business Credit**  
PO BOX 105638  
ATLANTA, GA 30348-5638

Credit Account #  
Staples Account #  
Statement Date  
Statement #

345854  
10235583RCH  
07/25/22  
1643395822

PO # RECDD II	ORDER # 7361039639-0-2	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 07/18/22	DUE DATE 08/20/22	RECDD II	
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$78.65	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
365374	CWP MULTIF WHT 250SH/RL	\$37.49	1.0	\$37.49
807721	MULTI-USE CLNR 1 GAL REFILL	\$10.29	4.0	\$41.16
			SUBTOTAL	\$78.65
			TAX	\$0.00
			TOTAL	\$78.65

PO # RECDD II	ORDER # 7361039639-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 07/22/22	DUE DATE 08/20/22	RECDD II	
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$190.74	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
GPC43715	SOAP,REFILL,FOAM,CLR	\$95.37	2.0	\$190.74
			SUBTOTAL	\$190.74
			TAX	\$0.00
			TOTAL	\$190.74

RECDD I = \$684.22  
RECDD II = \$710.29  
Approved by Jason Davidson  
Submitted to AP on 8-8 22

*Jason Davidson*



# Turner Pest Control

**PAYMENT ADDRESS:**

Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
904-355-5300 • Fax: 904-353-1469 • Toll Free: 800-225-5305 • turnerpest.com

## Service Slip/Invoice

**INVOICE:** 18100509  
**DATE:** 6/16/2022  
**ORDER:** 18100509

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)  
Jason Davidson  
160 Riverglade Run  
Saint Johns, FL 32259

Work Date	Time	Target Pest	Technician	Time In
6/16/2022	02:01 PM	ANTS, FIRE ANT, MICE,		02:01 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	7/15/2022		02:57 PM

**Service****Description****Price**

CPCM

Commercial Pest Control - Monthly Service

\$104.74

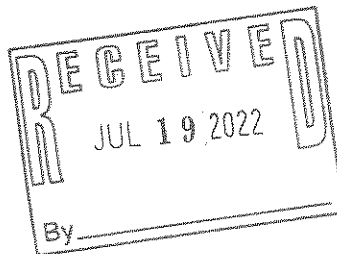
**SUBTOTAL** \$104.74

**TAX** \$0.00

**AMT. PAID** \$0.00

**TOTAL** \$104.74

**AMOUNT DUE** \$104.74



TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

1-32-572-435  
11

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.



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 952583 • Atlanta, Georgia 31192-2503  
904-356-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

## Service Slip/Invoice

INVOICE: 18213380  
DATE: 7/15/2022  
ORDER: 18213380

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)  
Jason Davidson  
160 Riverglade Run  
Saint Johns, FL 32259-8795

Work Date	Time	Target Pest	Technician	Time In
7/15/2022	02:14 PM	ANTS, FIRE ANT, MICE,		02:14 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	7/15/2022		02:20 PM

### Service

### Description

### Price

CPCM

Commercial Pest Control - Monthly Service

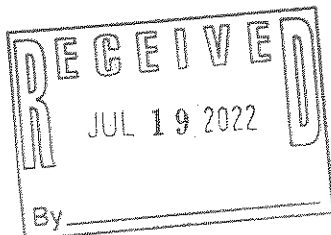
\$104.74

Approved RECDD II  
Submitted to AP on 7-19-22  
by Jason Davidson

*Jason Davidson*  
1-32-572-435  
11

SUBTOTAL	\$104.74
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$104.74

AMOUNT DUE \$104.74



TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

# Advanced Direct Marketing Services

3733 Adirof Rd.  
Jacksonville, FL 32207-4719  
(V) 904.396.3028 (F) 396.6328

E-mail jim@adm-service.com

## Invoice

DATE	INVOICE #
7/25/2022	144296

### BILL TO

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

143

SERVICE DESCRIPTION	P.O. NO.	TERMS	PROJECT
		With Order	
SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Rivers Edge II CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for laser imaging	204	0.36765	75.00
Form layout and preparation for merge imaging	1	37.50	37.50
Laser one sheet front & back	204	0.215	43.86
Fold customer materials	204	0.04288	8.75
Customer single color #10 window envelopes	204	0.4102	83.68
Insert one piece into #10 envelope, seal, prep & deliver to BMEU JAX	204	0.095	19.38
Postage	204	0.60	122.40
Subtotal		\$390.57	
Sales Tax (7.5%)		\$0.00	
Total		\$390.57	