

*Rivers Edge II*  
*Community Development District*

*April 19, 2023*

## *AGENDA*

**Rivers Edge II  
Community Development District**

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

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April 12, 2023

Board of Supervisors  
Rivers Edge II Community Development District

Dear Board Members:

The Rivers Edge II Community Development District Board of Supervisors Meeting is scheduled to be held on **Wednesday, April 19, 2023 at 10:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the revised agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of Consent Agenda
  - A. Minutes of the March 15, 2023 Board of Supervisors Meeting
  - B. Financial Statements through February 28, 2023
  - C. Check Register
- IV. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager – Overview of Fiscal Year 2024 Budget
  - D. General Manager
    - 1. Monthly Amenity and Field Operations Report
    - 2. Pond Service Report
  - E. Landscape and Irrigation Maintenance - Monthly Report
- V. Business Items
  - A. Public Hearing for the Purpose of Adopting Revised Suspension and Termination Rules; Resolution 2023-08

B. Items to be Considered

1. Proposal for Mound Repair (Cost Share Item)
2. Proposal for Plant Replacements for The Settlement (Cost Share Item)
3. Addition of The Settlement to the Landscape Maintenance and Aquatic Management Contracts (Cost Share Items)
  - a. Landscape Maintenance
  - b. Aquatic Management
4. Funding Request No. 53
5. FDOT Right-of-Way Conveyance

C. Discussion of Amending the Amenity Agreement Related to Café Operations

VI. Other Business

VII. Supervisors' Requests

VIII. Audience Comments

IX. Next Scheduled Meeting – April 19, 2023 at 10:00 a.m. the RiverTown Amenity Center

X. Adjournment

### *THIRD ORDER OF BUSINESS*

*A.*

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, March 15, 2023 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
Adam Davis	Supervisor

Also present were:

Howard McGaffney	District Manager
Lauren Gentry	District Counsel
Jeff Mason	District Engineer
Jason Davidson	Vesta
Kevin McKendree	Vesta
Jay King	Vesta
Erik Olsen	Vesta
Ken Council	Vesta
Brad Poor	Yellowstone Landscape
Garrett Cannady	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the March 15, 2023 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. McGaffney called the meeting to order at 10:07 a.m.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Minutes**

- 1. February 15, 2023 Board of Supervisors Meeting**
- 2. February 15, 2023 Special Joint Meeting**

There were no comments on the minutes.

**B. Check Register**

A copy of the check register totaling \$2,270 was included in the agenda package.

On MOTION by Mr. Smith seconded by Mr. Davis with all in favor the consent agenda was approved.

The Board took a short recess beginning at 10:14 a.m. and resumed the meeting at 10:18 a.m.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Manager**

There being nothing to report, the next item followed.

**D. General Manager**

**1. Monthly Amenity and Field Operations Report**

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

Mr. Thomas asked for an update on the gym equipment.

Mr. Davidson responded that the lease and payments were processed yesterday and a schedule for the delivery of the equipment is pending.

Mr. Smith asked that an update on the fitness equipment be sent in the Rivertown newsletter.

**2. Pond Service Report**

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



**E. Landscape and Irrigation Maintenance – Monthly Report**

A copy of the landscape maintenance report was included in the agenda package for the Board's review. Mr. Poor provided an overview of the maintenance activity that has taken place since the last meeting and plans for the near future.

**FIFTH ORDER OF BUSINESS****Items to be Considered****A. Funding Request No. 52**

A copy of funding request number 52 totaling \$140,002.65 was included in the agenda package.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor funding request number 52 was approved.

**B. Proposals****1. Cocina Boulders to Prevent Vehicle Damage to Landscaping**

Mr. Davidson informed the Board there have been multiple incidents in which landscaping was run over. In an effort to prevent that, the Board was provided with a proposal to install cocina boulders in the amount of \$4,420.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proposal from Yellowstone for cocina boulder installation was approved.

**2. Plant Replacement for Manor Entrance**

Mr. Davidson presented a proposal for replacing Walter Viburnums at the Manor entrance for a total of \$2,846. Mr. Poor explained the cause is due to a recent freeze and too much water.

Mr. Smith asked if a cost share would be considered with Yellowstone due to their team being responsible for irrigation.

Mr. Poor stated that he would discuss it with his associate.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proposal from Yellowstone Landscape was approved in an amount not to exceed \$2,846 with the Chair authorized to review and approve the final amount.

**C. Acquisition of HighPointe at Rivertown Phase 2 Improvements**

Ms. Gentry presented the acquisition package for HighPointe at Rivertown Phase 2 noting it includes stormwater improvements, open space and recreation playground improvements. This will allow the improvements to be acquired and reimbursed out of any available bond proceeds.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the acquisition of HighPointe at Rivertown Phase 2 improvements was approved.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – April 19, 2023 at 10:00 a.m. at the RiverTown Amenity Center**

Mr. McGaffney noted a draft budget would be presented at the next meeting for discussion purposes.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

# Rivers Edge II

## Community Development District

Unaudited Financial Reporting  
February 28, 2023



**Rivers Edge II**  
**Community Development District**  
**Combined Balance Sheet**  
February 28, 2023

	<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	\$410,152	---	---	\$40,667	\$450,819
Due from Developer	\$258,526	---	---	---	\$258,526
Due from Vesta- Café	\$20,685	---	---	---	\$20,685
Due from Other	\$5,569	---	---	---	\$5,569
Custody Account	\$165,063	---	---	---	\$165,063
Investment - SBA	\$504,019	---	---	\$20,613	\$524,632
<b><u>Series 2020</u></b>					
Reserve	---	\$233,234	---	---	\$233,234
Revenue	---	\$449,278	---	---	\$449,278
Acquisition & Construction	---	---	\$5,488	---	\$5,488
<b><u>Series 2021</u></b>					
Reserve	---	\$276,000	---	---	\$276,000
Revenue	---	\$425,498	---	---	\$425,498
Acquisition & Construction	---	---	\$731,191	---	\$731,191
Prepaid Expenses	\$967	---	---	---	\$967
Utility Deposits	\$16,840	---	---	---	\$16,840
Accounts Receivable	\$11,570	---	---	---	\$11,570
<b>Total Assets</b>	<b>\$1,393,391</b>	<b>\$1,384,010</b>	<b>\$736,679</b>	<b>\$61,280</b>	<b>\$3,575,360</b>
<b><u>Liabilities:</u></b>					
Accounts Payable	\$267,028	---	---	---	\$267,028
Accrued Expenses	\$33,215	---	---	---	\$33,215
Due to Vesta- Café	\$30,729	---	---	---	\$30,729
<b><u>Fund Balances:</u></b>					
Nonspendable	\$16,840	---	---	---	\$16,840
Assigned	\$65,000	---	---	\$61,280	\$126,280
Restricted for Debt Service	---	\$1,384,010	---	---	\$1,384,010
Restricted for Capital Projects	---	---	\$735,541	---	\$735,541
Unassigned	\$980,579	---	---	---	\$980,579
<b>Total Liabilities and Fund Equity</b>	<b>\$1,393,391</b>	<b>\$1,384,010</b>	<b>\$736,679</b>	<b>\$61,280</b>	<b>\$3,575,360</b>

**Rivers Edge II**  
**Community Development District**  
Statement of Revenues & Expenditures  
For The Period Ending February 28, 2023

Description	AMENDED BUDGET	PRORATED	ACTUAL THRU 2/28/23	VARIANCE
		BUDGET THRU 2/28/23		

**Revenues:**

Assessment - Tax Roll	\$518,325	\$456,480	\$456,480	\$0
Administrative Assessment on Unplatted Land	\$90,696	\$90,696	\$90,696	\$0
Developer Contributions	\$1,294,243	\$803,157	\$803,157	\$0
Café Gross Sales	\$494,668	\$180,937	\$180,937	\$0
Special Events	\$7,000	\$2,917	\$300	(\$2,617)
Miscellaneous Income/Interest	\$10,000	\$4,167	\$9,195	\$5,028
Cost Share Amenity- Rivers Edge III	\$138,839	\$57,850	\$57,850	\$0

<b>Total Revenues</b>	<b>\$2,553,771</b>	<b>\$1,596,202</b>	<b>\$1,598,614</b>	<b>\$2,411</b>
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**Expenditures**

**Administrative**

Engineering	\$15,000	\$6,250	\$1,304	\$4,946
Arbitrage	\$1,200	\$500	\$0	\$500
Dissemination Agent	\$5,000	\$2,083	\$2,083	(\$0)
Attorney	\$30,000	\$12,500	\$5,411	\$7,089
Annual Audit	\$5,000	\$2,083	\$0	\$2,083
Assessment Fees	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$8,000	\$4,688	\$4,688	\$0
Management Fees	\$35,000	\$14,583	\$14,583	(\$0)
Construction Accounting	\$3,500	\$1,458	\$0	\$1,458
Information Technology	\$1,800	\$750	\$750	\$0
Website Administration	\$1,200	\$500	\$500	\$0
Telephone	\$200	\$83	\$71	\$13
Postage	\$800	\$333	\$116	\$218
Printing & Binding	\$1,200	\$500	\$339	\$161
Insurance	\$6,684	\$6,684	\$5,988	\$696
Legal Advertising	\$2,500	\$1,042	\$288	\$753
Other Current Charges	\$1,500	\$625	\$0	\$625
Office Supplies	\$550	\$229	\$8	\$221
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

<b>Total Administrative</b>	<b>\$124,309</b>	<b>\$60,067</b>	<b>\$41,304</b>	<b>\$18,764</b>
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**Rivers Edge II**  
**Community Development District**  
Statement of Revenues & Expenditures  
For The Period Ending February 28, 2023

Description	AMENDED	PRORATED	ACTUAL	VARIANCE
	BUDGET	BUDGET	THRU 2/28/23	
	BUDGET	THRU 2/28/23	THRU 2/28/23	
<u>Grounds Maintenance</u>				
Cost Share Landscaping- Rivers Edge	\$713,588	\$297,328	\$297,328	(\$0)
Field Operations Management (Vesta)	\$44,324	\$18,468	\$18,838	(\$370)
Landscape Maintenance	\$396,805	\$165,335	\$155,652	\$9,683
Lake Maintenance	\$27,500	\$11,458	\$7,447	\$4,011
Landscape Replacements	\$500	\$500	\$30,361	(\$29,861)
Irrigation Repairs	\$0	\$0	\$19,710	(\$19,710)
Streetlighting	\$30,000	\$12,500	\$14,015	(\$1,515)
<b>Total Grounds Maintenance</b>	<b>\$1,212,717</b>	<b>\$505,590</b>	<b>\$543,352</b>	<b>(\$37,761)</b>

Amenity Center- River House

General & Lifestyle Manager (Vesta)	\$93,614	\$39,006	\$40,476	(\$1,470)
Hospitality Staff (Vesta)	\$106,902	\$44,543	\$44,543	\$0
Amenity Manager (Vesta)	\$18,540	\$7,725	\$7,879	(\$154)
Security Monitoring	\$5,000	\$2,083	\$0	\$2,083
Telephone	\$11,000	\$4,583	\$3,715	\$869
Insurance	\$66,559	\$66,559	\$75,217	(\$8,658)
General Facility & Common Grounds Maint (Vesta)	\$75,040	\$31,267	\$31,892	(\$625)
Pool Maintenance(Vesta)	\$10,012	\$4,172	\$4,147	\$25
Pool Chemicals(Poolsure)	\$9,200	\$3,833	\$4,584	(\$751)
Janitorial Services (Vesta)	\$8,155	\$8,155	\$12,918	(\$4,763)
Access Cards	\$3,500	\$1,458	\$0	\$1,458
Window Cleaning	\$3,500	\$1,458	\$0	\$1,458
Natural Gas	\$5,600	\$2,333	\$1,855	\$478
Electric	\$30,000	\$12,500	\$9,148	\$3,352
Sewer/Water/Irrigation	\$119,000	\$49,583	\$18,942	\$30,641
Repair and Replacements	\$75,000	\$31,250	\$24,404	\$6,846
Refuse	\$15,000	\$6,250	\$6,496	(\$246)
Pest Control	\$1,920	\$800	\$325	\$475
License/Permits	\$1,000	\$417	\$0	\$417
Other Current	\$500	\$208	\$0	\$208
Special Events	\$30,000	\$12,500	\$25,801	(\$13,301)
Holiday Decorations	\$23,000	\$9,583	\$20,485	(\$10,902)
Office Supplies/Postage	\$1,500	\$625	\$234	\$391
Café-Cost of Goods Sold (Vesta)	\$234,568	\$97,737	\$76,828	\$20,908
Café-Labor (Vesta)	\$236,447	\$98,520	\$98,207	\$313
Café-Bank Fees (Vesta)	\$22,187	\$9,245	\$7,213	\$2,031
Other Expenses related to Café Operations	\$0	\$0	\$1,071	(\$1,071)



**Rivers Edge II**  
**Community Development District**  
Statement of Revenues & Expenditures  
For The Period Ending February 28, 2023

Description	PRORATED		ACTUAL	VARIANCE
	AMENDED BUDGET	BUDGET THRU 2/28/23		
<b>Total Amenity Center- River House</b>	<b>\$1,206,745</b>	<b>\$546,394</b>	<b>\$516,378</b>	<b>\$30,015</b>
General Reserves	\$75,000	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$2,618,771</b>	<b>\$1,112,051</b>	<b>\$1,101,034</b>	<b>\$11,018</b>
<b>Excess Revenues/Expenses</b>	<b>(\$65,000)</b>		<b>\$497,580</b>	
<b>Fund Balance - Beginning</b>	<b>\$65,000</b>		<b>\$564,839</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$1,062,419</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>Revenues:</b>													
Assessment - Tax Roll	\$0	\$70,497	\$108,892	\$112,544	\$164,546	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$456,480
Administrative Assessment on Unplatted Land	\$42,759	\$21,380	\$26,557	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,696
Developer Contributions	\$41,822	\$169,083	\$148,706	\$185,020	\$258,526	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$803,157
Café Gross Sales	\$41,409	\$25,120	\$31,565	\$32,381	\$50,463	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180,937
Special Events	\$0	\$160	\$0	\$0	\$140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300
Miscellaneous Income/Interest	\$1,049	\$526	\$1,564	\$4,139	\$1,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,195
Cost Share Amenity- Rivers Edge III	\$11,570	\$11,570	\$11,570	\$11,570	\$11,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,850
<b>Total Revenues</b>	<b>\$138,609</b>	<b>\$298,336</b>	<b>\$328,854</b>	<b>\$345,653</b>	<b>\$487,163</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,598,614</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Engineering	\$588	\$293	\$424	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,304
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$417	\$417	\$417	\$417	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,083
Attorney	\$1,854	\$1,418	\$2,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,411
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Trustee Fees	\$4,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,688
Management Fees	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,583
Construction Accounting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Information Technology	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750
Webiste Administration	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Telephone	\$16	\$7	\$29	\$18	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71
Postage	\$0	\$19	\$85	\$0	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116
Printing & Binding	\$187	\$100	\$1	\$38	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$339
Insurance	\$5,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,988
Legal Advertising	\$288	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$288
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$3	\$3	\$0	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$22,369</b>	<b>\$5,423</b>	<b>\$6,262</b>	<b>\$3,640</b>	<b>\$3,609</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$41,304</b>
<b>Grounds Maintenance</b>													
Cost Share Landscaping- Rivers Edge	\$59,466	\$59,466	\$59,466	\$59,466	\$59,466	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$297,328
Field Operations Management (Vesta)	\$3,768	\$3,768	\$3,768	\$3,768	\$3,768	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,838
Landscape Maintenance	\$30,926	\$30,926	\$31,437	\$31,437	\$30,926	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155,652
Lake Maintenance	\$1,889	\$1,889	\$940	\$1,889	\$840	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,447
Landscape Replacements	\$14,329	\$6,679	\$4,939	\$4,415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,361
Irrigation Repairs	\$14,392	\$5,318	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,710
Streetlighting	\$2,596	\$2,637	\$2,737	\$2,956	\$3,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,015
<b>Total Grounds Maintenance</b>	<b>\$127,364</b>	<b>\$110,683</b>	<b>\$103,286</b>	<b>\$103,930</b>	<b>\$98,089</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$543,352</b>



**Rivers Edge II**  
**Community Development District**  
**Debt Service Fund - Series 2020**  
Statement of Revenues & Expenditures  
For The Period Ending February 28, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
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**Revenues:**

Assessment - Tax Roll	\$412,487	\$370,305	\$370,305	\$0
Assessment- Direct Bill	\$100,070	\$69,403	\$69,403	\$0
Interest Income	\$1,500	\$1,500	\$5,327	\$3,827

<b>Total Revenues</b>	<b>\$514,056</b>	<b>\$441,208</b>	<b>\$445,036</b>	<b>\$3,827</b>
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**Expenditures**

**Series 2020**

Interest 11/1	\$170,256	\$170,256	\$170,256	\$0
Interest 5/1	\$125,000	\$0	\$0	\$0
Principal 5/1	\$170,256	\$0	\$0	\$0

<b>Total Expenditures</b>	<b>\$465,513</b>	<b>\$170,256</b>	<b>\$170,256</b>	<b>\$0</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$48,544</b>	<b>\$270,952</b>	<b>\$274,779</b>	<b>\$3,827</b>
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<b>Net Change in Fund Balance</b>	<b>\$48,544</b>	<b>\$270,952</b>	<b>\$274,779</b>	<b>\$3,827</b>
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<b>Fund Balance - Beginning</b>	<b>\$175,016</b>		<b>\$407,733</b>	
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<b>Fund Balance - Ending</b>	<b>\$223,560</b>		<b>\$682,512</b>	
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Reserve	\$233,234
Revenue	\$449,278
	<u>\$682,512</u>

**Rivers Edge II**  
**Community Development District**  
**Debt Service Fund - Series 2021**  
Statement of Revenues & Expenditures  
For The Period Ending February 28, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
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**Revenues:**

Assessment -Direct Bill	\$552,000	\$414,000	\$414,000	\$0
Interest Income	\$1,500	\$1,500	\$6,640	\$5,140

<b>Total Revenues</b>	<b>\$553,500</b>	<b>\$415,500</b>	<b>\$420,640</b>	<b>\$5,140</b>
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**Expenditures**

**Series 2021**

Interest 11/1	\$173,388	\$173,388	\$173,388	\$0
Interest 5/1	\$205,000	\$0	\$0	\$0
Principal 5/1	\$173,388	\$0	\$0	\$0

<b>Total Expenditures</b>	<b>\$551,775</b>	<b>\$173,388</b>	<b>\$173,388</b>	<b>\$0</b>
---------------------------	------------------	------------------	------------------	------------

<b>Excess Revenues (Expenditures)</b>	<b>\$1,725</b>	<b>\$242,112</b>	<b>\$247,253</b>	<b>\$5,140</b>
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<b>Net Change in Fund Balance</b>	<b>\$1,725</b>	<b>\$242,112</b>	<b>\$247,253</b>	<b>\$5,140</b>
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<b>Fund Balance - Beginning</b>	<b>\$183,600</b>		<b>\$454,246</b>	
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<b>Fund Balance - Ending</b>	<b>\$185,325</b>		<b>\$701,498</b>	
------------------------------	------------------	--	------------------	--

Reserve	\$276,000
Revenue	\$425,498
	<u>\$701,498</u>

**Rivers Edge II**  
**Community Development District**  
**Capital Reserve Fund**  
Statement of Revenues & Expenditures  
For The Period Ending February 28, 2023

Description	PROPOSED	PRORATED	ACTUAL	VARIANCE
	BUDGET	BUDGET THRU 2/28/23	THRU 2/28/23	
<b><u>Revenues:</u></b>				
Interest Inncome	\$0	\$0	\$613	\$613
Capital Reserve Funding	\$75,000	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$75,000</b>	<b>\$0</b>	<b>\$613</b>	<b>\$613</b>
<b><u>Expenditures</u></b>				
Repair and Replacements	\$0	\$0	\$14,333	(\$14,333)
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,333</b>	<b>(\$14,333)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$75,000</b>		<b>(\$13,720)</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$75,000</b>	
<b>Fund Balance - Ending</b>	<b>\$75,000</b>		<b>\$61,280</b>	

**Rivers Edge II**  
**Community Development District**  
**Capital Projects Funds**  
Statement of Revenues & Expenditures  
For The Period Ending February 28, 2023

Description	SERIES 2020	SERIES 2021
<b><u>Revenues:</u></b>		
Interest Income	\$76	\$10,082
<b>Total Revenues</b>	<b>\$76</b>	<b>\$10,082</b>
<b><u>Expenditures:</u></b>		
Capital Outlay	\$0	\$1,138
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$1,138</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$76</b>	<b>\$8,944</b>
<b><u>Other Sources &amp; Uses:</u></b>		
Transfer In/ (Out)	\$0	\$0
<b>Total Other Sources &amp; Uses</b>	<b>\$0</b>	<b>\$0</b>
<b>Net Change in Fund Balance</b>	<b>\$76</b>	<b>\$8,944</b>
<b>Fund Balance - Beginning</b>	<b>\$4,275</b>	<b>\$722,247</b>
<b>Fund Balance - Ending</b>	<b>\$4,351</b>	<b>\$731,191</b>

**Rivers Edge II**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2020 Capital Improvement Revenue Bonds</b>	
Interest Rate:	4.5% - 5.3%
Maturity Date:	5/1/2026
Reserve Fund Definition:	50% of Maximum Annual Debt at Issuance
Reserve Fund Requirement:	\$233,234
Reserve Fund Balance:	\$233,234
 Bonds outstanding - 5/22/2020	 \$7,165,000
Less: May 1, 2021 (Mandatory)	(\$115,000)
Less: May 1, 2022 (Mandatory)	(\$120,000)
 Current Bonds Outstanding	 \$6,930,000

<b>Series 2021 Capital Improvement Revenue Bonds</b>	
Interest Rate:	2.47% - 3.75%
Maturity Date:	5/1/2051
Reserve Fund Definition:	50% of Maximum Annual Debt at Issuance
Reserve Fund Requirement:	\$276,000
Reserve Fund Balance:	\$276,000
 Bonds outstanding - 4/23/2021	 \$9,900,000
Less: May 1, 2022 (Mandatory)	(\$200,000)
 Current Bonds Outstanding	 \$9,700,000



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

<b>Funding Request #</b>	<b>Date of Request</b>	<b>Wire/Check Date Received Developer</b>	<b>Total Amount Received</b>	<b>Total Funding Request FY 22</b>	<b>Total Funding Request FY 23</b>	<b>Balance (Due From Developer)/ Due To</b>
47	10/12/22	11/1/22	\$112,029.03	\$70,207.04	\$41,821.99	\$0.00
48	11/8/22	12/12/22	\$172,545.92	\$3,463.24	\$169,082.68	\$0.00
49	12/7/22	1/3/23	\$148,706.32	\$0.00	\$148,706.32	\$0.00
50	1/11/23	2/1/23	\$185,019.52	\$0.00	\$185,019.52	\$0.00
51	2/8/23			\$0.00	\$258,525.99	(\$258,525.99)
<b>Total Due from Developer</b>				<b>\$73,670.28</b>	<b>\$803,156.50</b>	<b>(\$258,525.99)</b>

**Total Developer Contribution \$803,156.50**

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

ASSESSED TO	# UNITS	ASSESSED			
		SERIES 2020 DEBT INVOICED NET	SERIES 2021 DEBT INVOICED NET	FY23 O&M	TOTAL INVOICED NET
MATTAMY	1,377	-	544,468.00	85,518.35	629,986.35
TOLL	114	100,069.64	-	5,177.65	105,247.29
<b>TOTAL DIRECT BILLS</b>	<b>1,491</b>	<b>100,069.64</b>	<b>544,468.00</b>	<b>90,696.00</b>	<b>735,233.64</b>
<b>NET REVENUE TAX ROLL</b>	<b>403</b>	<b>420,463.49</b>	<b>-</b>	<b>518,310.91</b>	<b>938,774.40</b>
<b>TOTAL REVENUE</b>	<b>1,894</b>	<b>520,533.13</b>	<b>544,468.00</b>	<b>609,006.91</b>	<b>1,674,008.04</b>

RECEIVED				
SERIES 2020 DEBT PAID	SERIES 2021 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
-	408,351.00	85,518.35	493,869.35	136,117.00
69,403.35	5,648.88	5,177.65	80,229.88	25,017.41
<b>69,403.35</b>	<b>413,999.88</b>	<b>90,696.00</b>	<b>574,099.23</b>	<b>161,134.41</b>
370,304.73	-	456,479.53	826,784.26	111,990.14
<b>439,708.08</b>	<b>413,999.88</b>	<b>547,175.53</b>	<b>1,400,883.49</b>	<b>273,124.55</b>

<b>DIRECT BILL PERCENT COLLECTED</b>	<b>69.36%</b>	<b>76.04%</b>	<b>100.00%</b>	<b>78.08%</b>
<b>TAX ROLL PERCENT COLLECTED</b>	<b>39.45%</b>	<b>0.00%</b>	<b>88.07%</b>	<b>88.07%</b>
<b>TOTAL PERCENT COLLECTED</b>	<b>84.47%</b>	<b>76.04%</b>	<b>89.85%</b>	<b>83.68%</b>

(1) Bulk land owners are on a payment plan for undeveloped land. Debt service assessments – 50% due December 1, 2022, 25% due February 1, 2023 and 25% due May 1, 2023  
Operations and maintenance assessments – 50% on October 31, 2022, 25% on November 30, 2022 and 25% on December 31, 2022

SUMMARY OF TAX ROLL RECEIPTS					
ST JOHNS COUNT DIST.	DATE	TOTAL AMOUNT	SERIES 2020 DEBT	SERIES 2021 DEBT	O&M
1	11/2/2022	943.72	422.68	-	521.04
2	11/17/2022	54,958.09	24,614.93	-	30,343.16
3	11/28/2022	71,783.80	32,150.93	-	39,632.87
4	12/12/2022	100,166.60	44,863.17	-	55,303.43
5	12/15/2022	97,061.07	43,472.25	-	53,588.82
6	1/20/2023	203,841.61	91,297.71	-	112,543.90
INTEREST	2/1/2023	1,255.51	562.32	-	693.19
7	2/21/2023	296,773.86	132,920.73	-	163,853.13
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>826,784.26</b>	<b>370,304.73</b>	<b>-</b>	<b>456,479.53</b>

*C.*

# Rivers Edge II

## Community Development District

### Check Run Summary

March 31, 2023

Fund	Date	Check No.	Amount
<b>General Fund</b>			
<i>Accounts Payable</i>	3/1/23	1209-1231	\$ 259,160.36
	3/3/23	1232	\$ 7,868.00
Sub-Total			\$ 267,028.36
<b>Capital Reserve Fund</b>			
<i>Accounts Payable</i>			\$ -
Sub-Total			\$ -
<b>Total</b>			<b>\$ 267,028.36</b>



RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/01/23	00010	1/31/23 407421	202301 320-57200-34000	JAN BILLABLE MILEAGE	*	144.82	
				VESTA PROPERTY SERVICES, INC			144.82 001228
3/01/23	00010	2/01/23 406718	202302 320-57200-34300	FEB FIELD OPS MANAGER	*	3,767.58	
		2/01/23 406718	202302 320-57200-34000	FEB GENERAL MANAGER	*	4,871.75	
		2/01/23 406718	202302 320-57200-34100	FEB HOSPITALITY MANAGER	*	8,908.50	
		2/01/23 406718	202302 320-57200-34200	FEB COMMUNITY MAINT	*	6,378.42	
		2/01/23 406718	202302 320-57200-46200	FEB POOL MAINTENANCE	*	834.33	
		2/01/23 406718	202302 320-57200-51200	FEB JANITORL MAINT	*	2,583.58	
		2/01/23 406718	202302 320-57200-34000	FEB LIFESTYLE MANAGER	*	3,085.50	
		2/01/23 406718	202302 320-57200-34400	FEB ADMIN SERVICES	*	1,575.83	
				VESTA PROPERTY SERVICES, INC			32,005.49 001229
3/01/23	99999	3/01/23 VOID	202303 000-00000-00000	VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 001230
3/01/23	00131	10/15/22 JAX44506	202210 320-57200-46100	OCT LANDSCAPE MAINTENANCE	*	30,926.06	
		10/30/22 JAX45097	202210 320-57200-46100	TREE REPLACEMENT	*	1,980.00	
		11/15/22 JAX45912	202211 320-57200-46100	NOV LANDSCAPE MAINTENANCE	*	30,926.06	
		11/29/22 JAX46275	202211 320-57200-46100	TREE REMOVAL	*	500.00	
		11/29/22 JAX46729	202211 320-57200-46102	IRRIGATION REPAIRS	*	223.85	
		11/29/22 JAX46729	202211 320-57200-46100	NATURE TRAIL CLEAN UP	*	2,940.00	
		11/29/22 JAX46729	202211 320-57200-46102	IRRIGATION REPAIRS	*	138.00	
		11/29/22 JAX46730	202211 320-57200-46102	IRRIGATION REPAIRS	*	1,507.00	
		11/29/22 JAX46731	202211 320-57200-46102	IRRIGATION REPAIRS	*	946.00	
		11/29/22 JAX46731	202211 320-57200-46102	IRRIGATION REPAIRS	*	705.00	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/29/22	JAX46731 202211 320-57200-46102	IRRIGATION REPAIRS	*	1,798.50	
		11/29/22	JAX46889 202211 320-57200-46100	TREE REMOVAL	*	325.00	
		12/01/22	JAX47044 202212 320-57200-46100	DEC LANDSCAPE MAINTENANCE	*	31,437.90	
		12/19/22	JAX47147 202212 320-57200-46100	WINTER ANNUALS	*	2,700.00	
		1/01/23	JAX47985 202301 320-57200-46100	JAN LANDSCAPE MAINTENANCE	*	31,437.90	
		1/15/23	JAX48174 202301 320-57200-46100	JAN POND BANK MAINT	*	2,914.00	
YELLOWSTONE LANDSCAPE						141,405.27	001231
3/03/23	00024	1/04/23	17805 202301 310-51300-45000	UPDATED SCHED POLICY CHNG	*	7,868.00	
EGIS INSURANCE ADVISORS, LLC						7,868.00	001232
TOTAL FOR BANK A						267,028.36	
TOTAL FOR REGISTER						267,028.36	

RED2 RIVERS EDGE II OKUZMUK





FIVE SMOOTH  
STONES

SMART HOME SOLUTIONS

**Atlantic Home Technologies**  
11482 Columbia Park Drive W Suite #2  
Jacksonville, FL 32258  
Phone: (904) 224-1112

**Invoice**

Date: 1/9/2023  
Invoice Ref: 22283  
Rep: Roger Bolman  
Terms: Net 30

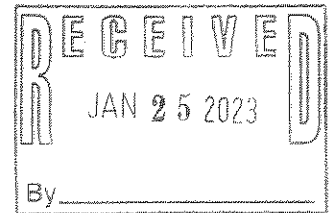
Bill To: Mattamy Rivertown Clubhouse  
Rivers Edge CDD II  
475 West Town Place Suite 114  
St. Augustine, FL 32092  
St. Augustine FL 32092

Ship To: Mattamy Rivertown Clubhouse

Item	Description	Quantity	Unit Price	Amount
SVC-Labor	One (1) Hour Labor  Please contact Jason upon arrival - 904-440-5668 We have two TV's that will not come on. We have trouble shot them as far as we know and will now need your expertise. We have a few speakers broken from the base in our lawn area. There are two total. We have a single speaker where the screen is cracked and will need to be replaced.	1.5	\$150.00	\$225.00

Approved RECDD II  
Submitted to AP on 1-25-2023  
by Jason Davidson

*Jason Davidson*  
1-32-572-66  
112



Parts Total:	\$0.00
Labor Total:	\$225.00
Subtotal:	\$225.00
Sales Tax 6.5%:	\$0.00
<b>Total:</b>	<b>\$225.00</b>
Payments:	
<b>Balance Due:</b>	<b>\$225.00</b>



FIVE SMOOTH  
STONES  
SMART HOME SOLUTIONS

**Atlantic Home Technologies**  
11482 Columbia Park Drive W Suite #2  
Jacksonville, FL 32258  
Phone: (904) 224-1112

**Invoice**

Date: 1/25/2023  
Invoice Ref: 22371  
Rep: Pawel Nowicki  
Terms:

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

**Ship To:** Mattamy Rivertown Clubhouse

Item	Description	Quantity	Unit Price	Amount
	Items located in the Landscape			
Episode-ES-LS-STAKE-12	12" Stake Mount for Episode&#174; Landscape Satellite Speakers (Each) Delivered On: 1/30/2023	9	\$17.45	\$157.05
Final	Labor for item: Episode-ES-LS-STAKE-12	2.25	\$120.00	\$270.00
ES-LS-SAT-4-BRN	Episode&#174; Landscape Series Satellite Speaker with 4 in. Woofer, 70-volt/8-ohm (Dark Brown   Each) Delivered On: 1/30/2023	1	\$237.30	\$237.30
Final	Labor for item: ES-LS-SAT-4-BRN	.5	\$120.00	\$60.00
Service - Standard Rate	One (1) Hour Labor	2.5	\$150.00	\$375.00

Approved RECDD II  
Submitted to AP on 1-30-2023  
by Jason Davidson

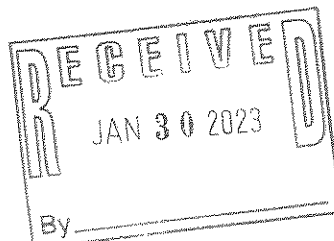
*Jason Davidson*

1-32-572-60

112

Delivery Invoice for Sales Order #12785 - Landscape Repair

Parts Total: \$394.35  
Labor Total: \$705.00  
Subtotal: \$1,099.35  
Sales Tax 6.5%: \$25.63



**Total: \$1,124.98**  
Payments:  
**Balance Due: \$1,124.98**

# Bold City Classic Entertainment LLC

11999 Wynnfield Lakes Circle  
Jacksonville, FL 32246 US  
boldcityclassics@gmail.com



## INVOICE

BILL TO  
Events at CDD2  
Rivers Edge CDD2  
475 West Town Place Suite 114  
St Augustine, FL, 32092

INVOICE 1217  
DATE 02/03/2023  
TERMS Net 30  
DUE DATE 03/05/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
03/17/2023	Event Performance	March 17 Event DJ 4-7pm Band 7-10pm	1	2,700.00	2,700.00

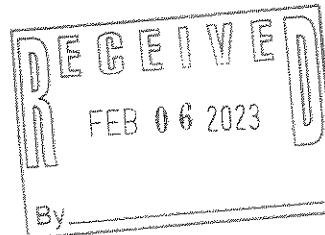
BALANCE DUE

**\$2,700.00**

Approved RECDD II  
Submitted to AP on 2-6-2023  
by Jason Davidson

*Jason Davidson*  
132-572-494  
152

This is for a DJ and Party Band for our St. Patty's Day  
event to be held on 3-17-23



Charles Aquatics, Inc.

6869 Phillips Parkway Drive South  
Jacksonville, FL 32256

904-997-0044

# Invoice

Date	Invoice #
2/1/2023	47328

Due Date
3/3/2023

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
<p>Approved RECDD II Submitted to AP on 2-1-2023 by Jason Davidson <i>Jason Davidson</i> This is for monthly pond services - JD 1-32-572,468 30</p> <p>RECEIVED FEB 02 2023 By _____</p>			
Thank you for doing business with us!		<b>Balance Due</b>	\$1,889.00



RENT PAYMENT TO:  
CINTAS  
# 6 00N 531025  
CINCINNATI, OH 45263-1025

VIEW & PAY YOUR BILLS ONLINE:  
WWW.CINTAS.COM/RYACCOUNT

CUSTOMER SVC/BILLING 833-298-8514  
CINTAS FAX # 904-741-6116  
PAYMENT INQUIRY 9047414525

# INVOICE

SHIP TO: RIVERS EDGE II CDD  
160 RIVER DEE DR  
RAINF JOWNS, FL 32257-6953

INVOICE # 4144248598  
INVOICE DATE 01/23/2023

BILL TO: C/O RIVERTOWN COMMUNITY ASSOCIATION  
RIVERS EDGE COMMUNITY DEVELOPMT DIS  
475 N YOUNG PL  
ST AUGUSTINE, FL 32082-3449

SHAW TO # 20958738  
PAYER # 10594960  
PAYMENT TERMS NET 10 EOM  
SORT # 02800002682  
CINTAS ROUTE 54 / DAY 1 / STOP 007

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	K10104	3X5 ACTIVE SCRAPER	04	F	2	9.000	18.00	Y
	K10106	4X6 ACTIVE SCRAPER	04	F	3	10.000	30.00	Y
	K10107	3X5 XTRAC MAT DRYX	04	F	4	15.000	60.00	Y
	K10192	4X6 XTRAC MAT DRYX	04	F	1	17.000	17.00	Y
SUBTOTAL							125.00	
SERVICE CHARGE							5.95	Y
SUBTOTAL							130.95	
SALES TAX							8.51	
TOTAL USD							139.46	

TOTAL ADJUST.

TAX ADJUST.

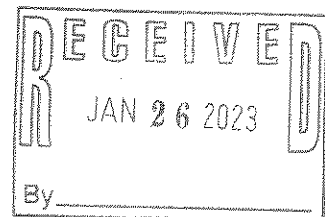
NET TOTAL

Approved RECDD II  
Submitted to AP on 1-26-2023  
by Jason Davidson

*Jason Davidson*

1-32-572-60

102



CUSTOMER TOTAL CURRENT: 0.00 PAST DUE: 57.45 30 DAYS: 0.51 60 DAYS: 17.02 90+ DAYS: 0.00

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION 60200 / 1595 TRANSPORT CT., / JACKSONVILLE, FL 32218

Page 1 of 1



SVC/BILLING QUESTIONS : (904)562-7000  
FAX : (904)562-7020  
PAYMENT INQUIRY : (904)741-4525  
ROUTE # : LOC #0292 ROUTE 0009 T026  
VIEW & PAY YOUR BILLS ONLINE [WWW.CINTAS.COM/MYACCOUNT](http://WWW.CINTAS.COM/MYACCOUNT)

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

### INVOICE

PLEASE PAY DIRECTLY FROM THIS INVOICE

View our catalog:

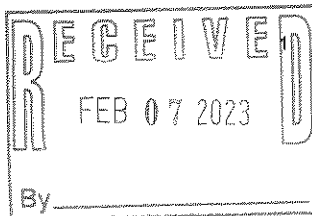


RIVERS EDGE 2.  
RIVERS EDGE COMMUNITY DEVELOP DISTRICT  
160 RIVERGLADE RUN  
ST. JOHNS, FL 32259  
865-935-4570

INVOICE # : 5143488800  
DATE : 02/02/2023  
PO # : N/A  
STORE # :  
CUSTOMER # : 12663109  
PAYER # : 10596960  
SVC ORDER # : 8033076166  
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
43039	FINGERTIP BANDAGE SM	1	\$10.63	\$10.63	N
43239	KNUCKLE BANDAGE SMALL	1	\$11.10	\$11.10	N
43729	X-LONG BANDAGE MEDIUM	1	\$14.79	\$14.79	N
43959	COMFORT DOT MED	1	\$12.48	\$12.48	N
55555	HARD SURFACE DISINFEC SVC	1	\$10.45	\$10.45	N
100639	HAND LOTION, SMALL	1	\$8.59	\$8.59	N
101239	FIRST AID CREAM SMALL	1	\$9.25	\$9.25	N
616845	QUIKHEAL STRIP REFILL	1	\$10.24	\$10.24	N
COMPONENT SUBTOTAL :				\$87.53	
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
SUB-TOTAL :				\$141.54	
TAX :				\$0.00	
TOTAL :				\$141.54	

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



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 2-7-2023  
by Jason Davidson

*Jason Davidson*  
This is for first aid supplies

1 32 572 60  
102



# INVOICE

<b>Customer</b>	Rivers Edge II Community Development District
<b>Acct #</b>	839
<b>Date</b>	02/01/2023
<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

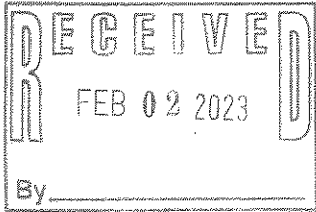
Payment Information	
<b>Invoice Summary</b>	\$ 829.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#17915
100122730	

Thank You

Please detach and return with payment



Customer: Rivers Edge II Community Development District

Invoice	Effective	Transaction	Description	Amount
17915	02/01/2023	Policy change	Policy #100122730 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Add Vicarious Liquor Liab Due Date: 2/1/2023  1-31-513-45 24  	829.00

**Total**

\$ 829.00

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**

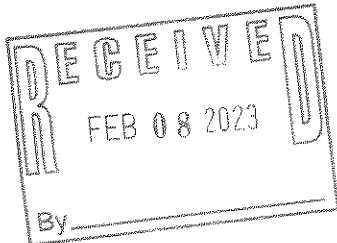
02/01/2023

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 62**Invoice Date:** 2/1/23**Due Date:** 2/1/23**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 - February 2023 1-31-513-34		2,916.67	2,916.67
Website Administration - February 2023 1-31-513-351		100.00	100.00
Information Technology - February 2023 1-31-513-351		150.00	150.00
Dissemination Agent Services - February 2023 1-31-513-324		416.67	416.67
Office Supplies 1-31-513-51		0.60	0.60
Postage 1-31-513-420		11.97	11.97
Copies 1-31-513-425		12.30	12.30
Telephone 1-31-513-41		1.27	1.27
2			
			

**Total** \$3,609.48**Payments/Credits** \$0.00**Balance Due** \$3,609.48





INVOICE	#3176
INVOICE DATE	Feb. 26, 2023
DUE	Upon receipt
AMOUNT DUE	\$1,860.00

## Investment Painting Of North Florida

Rivers Edge CDD 2 .  
Rivers Edge  
475 West Town Place, 114  
St. Augustine, FL 32092

### CONTACT US

229 S Torwood Drive  
Saint Johns, FL 32259

(904) 440-5668  
kmckendree@vestapropertyservices.com

(904) 307-6649  
Investmentpaintingfl@yahoo.com

## INVOICE

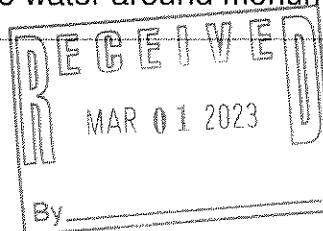
Services	qty	unit price	amount
Exterior painting quote For WaterSong Monument sign in RiverTown	1.0	\$1,860.00	\$1,860.00
WaterSong Monument sign in RiverTown			

Pressure wash and paint the blue portion with top of the line Sherwin Williams Emerald Paint which is Dirt and Mildew resistant. Paint white brick same color with sherwin Williams Loxon xp waterproofing Elastomeric paint due to the water around monument.

**Total**

Approved RECDD II  
Submitted to AP on  
3-1-2023 by  
Jason Davidson

*Jason Davidson*  
1-32-572-60  
141



**\$1,860.00**

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 # 5375  
Date: 01/22/2023  
Due On: 02/21/2023

## 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

1-31-613-315

### River's Edge II - General Counsel

120

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	12/02/2022	Review November minutes for regular meeting and landowners' meeting.	0.40	\$285.00	\$114.00
Service	JK	12/08/2022	Continue review of due diligence materials for project turnover and draft addendum for additional services for landscape maintenance services	0.40	\$295.00	\$118.00
Service	JK	12/09/2022	Review mileage communication and review Vesta contract on same; confer with District Manager	0.10	\$295.00	\$29.50
Service	JK	12/13/2022	Review agenda package; prepare for Board meeting; confer with staff re: easements/fencing options; review notice to owner and confer re: improvement options and supporting materials	0.70	\$295.00	\$206.50
Service	JK	12/14/2022	Travel to/from and attend Board meeting	2.30	\$295.00	\$678.50
Service	JK	12/15/2022	Begin preparing/updating RFP for amenity management and documents for same	0.50	\$295.00	\$147.50
Service	JK	12/16/2022	Conference call with district manager re: cost share components, Vesta request for contract reimbursements and related information; review/edit and disseminate conservation easement document and construction and access easement release documentation	0.70	\$295.00	\$206.50
Service	MG	12/16/2022	Prepare Notice of Termination/Release,	0.90	\$180.00	\$162.00

record same						
Service	MG	12/19/2022	Follow up with recorded Notice of Termination, transmit same	0.10	\$180.00	\$18.00
Expense	AL	12/21/2022	Mileage: Mileage for JK	124.00	\$0.625	\$77.50
Expense	AL	12/21/2022	Tolls: Tolls for JK	1.00	\$5.32	\$5.32
Expense	AL	12/21/2022	Meals: Meals for JK	1.00	\$4.71	\$4.71
Service	JK	12/23/2022	Review meeting minutes and provide extensive edits; begin HOA package transmission and easement summaries; confer re: draft meeting agenda	0.20	\$295.00	\$59.00
Service	LG	12/27/2022	Prepare public information flyer regarding stormwater ponds and easements.	0.60	\$285.00	\$171.00
Service	JK	12/28/2022	Review/transmit correspondence re: easement encroachment prohibit to POA and District Manager; finalize easement informational dissemination review	0.20	\$295.00	\$59.00
Service	JK	12/29/2022	Update newsletter re: easements; confer with DM re: Vesta pricing structure and review information on same	0.20	\$295.00	\$59.00
Expense	AL	12/29/2022	Simplifile Recording: RE2CDD-01-MJG-Termination of Temporary Construction and Access Easement Agreement	1.00	\$23.75	\$23.75
Total					\$2,139.78	

## Detailed Statement of Account

### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5074	01/11/2023	\$1,418.08	\$0.00	\$1,418.08

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5375	02/21/2023	\$2,139.78	\$0.00	\$2,139.78
Outstanding Balance				\$3,557.86
Total Amount Outstanding				\$3,557.86

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

Please pay within 30 days.



# LIVING GREEN TREE SERVICES

50 Coastal Village Lane, St. Augustine, FL 32095

## INVOICE

**BILL TO**

Riversedge CDD 2  
475 W Town Pl Unit 114  
St. Augustine, FL 32092

**Invoice Date**

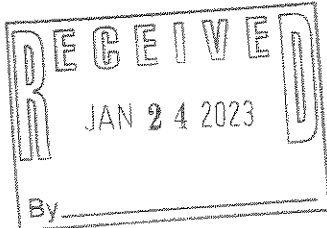
Jan 23 2023

**Invoice Number**

INV-23015 concerning tree  
work behind 269 Shinnecock Dr  
Saint Johns, FL 32259

**Account Number****Reference**

Description	Quantity	Unit Price	Tax	Amount USD
Removal of pine trees.	3.00	500.00	Tax Exempt	1,500.00
Subtotal				1,500.00
Total No Tax 0%				0.00
Invoice Total				1,500.00
Total Net Payments				0.00
Amount Due				1,500.00



Due Date: Jan 30 2023

132 572 461  
148

## PAYMENT ADVICE

Please make checks payable to:

Living Green Tree Services  
50 Coastal Village Lane  
ST. AUGUSTINE FL 32095  
UNITED STATES

(904) 536-9864  
[mdragiff@hotmail.com](mailto:mdragiff@hotmail.com)  
[livinggreentreeservices.com](http://livinggreentreeservices.com)

**Customer**

Riversedge CDD 2 475 W Town Pl Unit  
114 St. Augustine, FL 32092

**Invoice Number**

INV-23015 concerning tree work  
behind 269 Shinnecock Dr Saint Johns,  
FL 32259

**Amount Due**

1,500.00

**Due Date**

Jan 30 2023

**Amount Enclosed**

Approved RECDD 2  
Submitted to AP 1-24-23  
By Kevin McKendree  
*Kevin McKendree*



**Date** 2/1/2023

**Invoice #** 131295612321

<b>Bill To</b>	<b>Ship To</b>
Rivers Edge CDD2 Government Management Services 475 West Town Place suite 114 St. Augustine FL 32092	River Club 160 Riverglade Run St. Johns FL 32259

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,040.71

Approved RECDD II  
Submitted to AP on 1-25-2023  
by Jason Davidson

*Jason Davidson*

RECEIVED  
JAN 25 2023  
By \_\_\_\_\_

1-32-572-462

6

Subtotal	1,040.71
Shipping Cost (FEDEX GROUND)	0.00
Total	1,040.71
Amount Due	\$1,040.71

**Customer**  
13RIV030

**Invoice #**  
131295612321

Amount Due	\$1,040.71
------------	------------

Amount Paid

**Make Checks Payable To**

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295612321



January 19, 2023

Project No: 113094.70

Invoice No: 49415

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: 0 & M

For services including attend December CDD meeting.

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

**Professional Personnel**

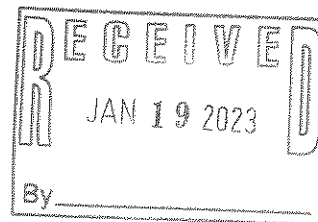
	Hours	Rate	Amount	
Principal	1.00	235.00	235.00	
Landscape Architect/GIS Analyst	1.25	140.00	175.00	
Totals	2.25		410.00	
<b>Total Labor</b>				<b>410.00</b>

**Reimbursable Expenses**

Travel - Reimbursable - Mileage			8.90	
Travel - Reimbursable- Mileage Client OV			3.60	
<b>Total Reimbursables</b>	<b>1.15 times</b>	<b>12.50</b>		<b>14.38</b>
<b>Total this Invoice</b>				<b>\$424.38</b>

**Outstanding Invoices**

Number	Date	Balance
49222	12/13/2022	292.50
<b>Total</b>		<b>292.50</b>



## Rivers Edge CDD

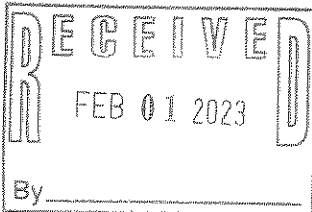
475 West Town Place, Suite 114  
St. Augustine FL 32092  
Phone (904) 940-5850 Fax (904) 940-5899

# INVOICE

DATE: 2/1/23  
INVOICE # CS-2023-FEB

**Bill To:**

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

DESCRIPTION	AMOUNT
Cost Share-Landscaping for February 2023  132-572-491 12  	\$ 59,465.67
<b>TOTAL</b>	<b>\$ 59,465.67</b>

Make check payable to:

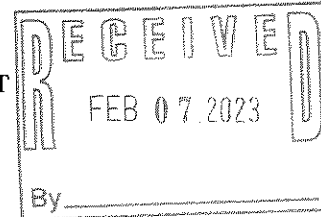
**Rivers Edge CDD**  
c/o GMS LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

THANK YOU FOR YOUR BUSINESS!



**Rivers Edge II  
COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**



**Check Request**

Date	Amount	Authorized By
February 7, 2023	\$5,673.82	Oksana Kuzmuk

Payable to:

Rivers Edge CDD #12
---------------------

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10100
------	---------------------

Intended Use of Funds Requested:

To reimburse RECDD Wills Fargo Credit Card expenses related to REIICDD business
Oct 2022 - \$995.05
Nov 2022 - \$1,545.12
Dec 2022 - \$553.52
Jan 2022 - \$2,580.13
(Attach supporting documentation for request.)

## District Credit Card Receipt Report 2022

			Month: <u>September</u>		<u>Rivers Edge CDD</u>		Reconciliation	
Store/Vendor	Date of Receipt	Expensed to	Billable Amount	Receipt Amount	Description	RE	REII	
Home Depot	9/7/22	1.330.57200.45700	\$65.81	\$65.81	RiverHouse Repair supplies (RECDD)	\$ 44.90		
Holeshots Powersports	9/8/22	1.320.57200.60000	\$256.96	\$513.92	Polaris Ranger 100hr Service (RECDD)	\$ 256.96		
Holeshots Powersports	9/8/22	1.320.57200.60000	\$256.96		Polaris Ranger 100hr Service (RECDD 2)		\$ 256.96	
Tire outlet	9/12/22	1.320.57200.60000	\$50.00	\$100.00	Polaris Ranger tire install (RECDD)	\$ 50.00		
Tire outlet	9/12/22	1.320.57200.60000	\$50.00		Polaris Ranger tire install (RECDD 2)		\$ 50.00	
Exxon	9/13/22	1.320.57200.60000	\$54.29	\$108.58	Fuel for Vehicles (RECDD)	\$ 54.29		
Exxon	9/13/22	1.320.57200.60000	\$54.29		Fuel for Vehicles (RECDD 2)		\$ 54.29	
Home Depot	9/16/22	1.330.57200.45700	\$32.97	\$32.97	Measuring Wheel (RECDD)	\$ 32.97		
Exxon	9/23/22	1.320.57200.60000	\$42.50	\$85.00	Fuel for Vehicles (RECDD)	\$ 42.50		
Exxon	9/23/22	1.320.57200.60000	\$42.50		Fuel for Vehicles (RECDD 2)		\$ 42.50	
Home Depot	9/27/22	1.330.57200.45700	\$290.19	\$580.38	Hurricane Supplies (RECDD)	\$ 290.19		
Home Depot	9/27/22	1.330.57200.45700	\$290.19		Hurricane Supplies (RECDD 2)		\$ 290.19	
Home Depot	9/28/22	1.330.57200.45700	\$96.07	\$192.14	Hurricane Supplies (RECDD)	\$ 96.07		
Home Depot	9/28/22	1.330.57200.45700	\$96.07		Hurricane Supplies (RECDD 2)		\$ 96.07	
Constant Contract	9/2/22	1.330.5720.5100	\$95.00	\$95.00	Eblast Platform (RECDD I)	\$ 95.00		
Amazon	9/19/22	1.330.57200.45700	\$110.04	\$110.04	Café Cleaning Supplies(RECDD II)		\$ 110.04	
Constant Contract	10/2/22	1.330.5720.5100	\$95.00	\$95.00	Eblast Platform (RECDD II)		\$ 95.00	
Statement TOTAL				\$1,678.80		\$ 962.88	\$ 995.05	

## District Credit Card Receipt Report 2022

Month: October

Rivers Edge CDD

Store/Vendor	Date of Receipt	Expensed to	Billable Amount	Receipt Amount	Description	RE	RE II
Pinch A Penny	10/4/22	1.320.57200.60000	\$178.97	\$178.97	Chlorine tabs and Algaecide for WaterSong Sign (RECDD 2)		\$ 178.97
Home Depot	10/7/22	1.330.57200.45700	\$160.74	\$160.74	Painting Supplies (RECDD)	\$ 160.74	
Amazon	10/8/22	1.330.57200.45700	\$137.92	\$137.92	Grill brushes and office supplies (RECDD)	\$ 137.92	
Home Depot	10/12/22	1.320.57200.60000	\$26.25	\$52.50	Fence Post Driver (RECDD)	\$ 26.25	
Home Depot	10/12/22	1.320.57200.60000	\$26.25		Fence Post Driver (RECDD 2)		\$ 26.25
Home Depot	10/12/22	1.330.57200.45700	\$104.07	\$104.07	Pad lock, key box and hardware (RECDD)	\$ 104.07	
Home Depot	10/13/22	1.330.57200.45700	-\$20.91	-\$20.91	Refund for hardware (RECDD)	\$ (20.91)	
Home Depot	10/13/22	1.330.57200.45700	\$23.91	\$23.91	Hardware (RECDD)	\$ 23.91	
Speedway	10/13/22	1.320.57200.60000	\$32.15	\$64.30	Fuel for equipment (RECDD)	\$ 32.15	
Speedway	10/13/22	1.320.57200.60000	\$32.15		Fuel for equipment (RECDD 2)		\$ 32.15
Speedway	10/13/22	1.320.57200.60000	\$48.50	\$97.00	Fuel for equipment (RECDD)	\$ 48.50	
Speedway	10/13/22	1.320.57200.60000	\$48.50		Fuel for equipment (RECDD 2)		\$ 48.50
Amazon	10/18/22	1.330.57200.45700	\$12.88	\$12.88	Clipboards (RECDD 2)		\$ 12.88
Amazon	10/18/22	1.320.57200.49400	\$29.97	\$29.97	Decorations (RECDD)	\$ 29.97	
Amazon	10/18/22	1.320.57200.49400	\$125.07	\$125.07	Decorations (RECDD)	\$ 125.07	
Amazon	10/18/22	1.320.57200.60000	\$118.32	\$236.64	Dog Waste Pickup Bags (RECDD)	\$ 118.32	
Amazon	10/18/22	1.320.57200.60000	\$118.32		Dog Waste Pickup Bags (RECDD 2)		\$ 118.32
Home Depot	10/25/22	1.330.57200.45700	\$110.41	\$220.83	Table saw and hardware (RECDD)	\$ 110.41	
Home Depot	10/25/22	1.330.57200.45700	\$110.42		Table saw and hardware (RECDD 2)		\$ 110.41
Billard Factory	10/25/22	1.330.57200.45700	\$369.53	\$369.53	Refelt Pool Table (RECDD 2)		\$ 369.53
Amazon	10/26/22	1.330.57200.45700	\$147.08	\$147.08	Café food baskets (RECDD 2)	\$ 147.08	
Home Depot	10/27/22	1.320.57200.60000	\$113.49	\$226.97	Grinder and Wheel for sidewalk repairs (RECDD)	\$ 113.49	
Home Depot	10/27/22	1.320.57200.60000	\$113.48		Grinder and Wheel for sidewalk repairs (RECDD 2)		\$ 113.49
Rollin Sound	10/27/22	1.330.57200.45700	\$82.40	\$82.40	Speakers for RiverHouse play feature (RECDD)	\$ 82.40	
Amazon	10/31/22	1.320.57200.60000	\$19.00	\$19.00	Fence Screws (RECDD)	\$ 19.00	
Amazon	10/31/22	1.320.57200.60000	\$53.33	\$106.67	Dog Waste Pickup Bags (RECDD)	\$ 53.33	
Amazon	10/31/22	1.320.57200.60000	\$53.34		Dog Waste Pickup Bags (RECDD 2)		\$ 53.34
Amazon	11/1/22	1.320.57200.60000	\$32.58	\$32.58	Carpet Sweeper for Gym (RECDD I)	\$ 32.58	
Amazon	11/2/22	1.320.57200.60000	\$53.52	\$53.52	Light Bulbs (RECDD II)		\$ 53.52
The Billiard Factory	10/5/22	1.320.57200.60000	\$315.78	\$315.78	Felt for Pool Table (RECDD 2)		\$ 315.78
Rolling Sound	10/19/22	1.320.57200.60000	\$82.40	\$82.40	Speakers for RiverHouse play feature (RECDD)	\$ 82.40	
Amazon	10/31/22	1.320.57200.60000	\$111.98	\$111.98	Timers for Keystone Corners pond fountain (RECDD 2)		\$ 111.98
<b>Statement TOTAL</b>				<b>\$2,971.80</b>		<b>\$ 1,426.68</b>	<b>\$ 1,545.12</b>

## District Credit Card Receipt Report 2022

			Month: <u>November</u>		<u>Rivers Edge CDD</u>	Reconciliation	
Store/Vendor	Date of Receipt	Expensed to	Billable Amount	Receipt Amount	Description	RE	RE II
Constant Contact	11/4/22	1.330.57200.45700		\$95.00	Eblast Platform (Cost Share RECDD I and RECDD II)	\$ 47.50	\$ 47.50
Turner Ace Hardware	11/8/22	1.330.57200.45700		\$72.14	Maintenance Items (RECDD I)	\$ 72.14	
Amazon	11/9/22	1.320.57200.60000		\$200.84	Storage Container for As Builts (Cost Share RECDD I and RECDD II)	\$ 100.42	\$ 100.42
Amazon	11/15/22	1.320.57200.60000		\$139.00	Amazon Prime Membership (Cost Share RECDD I and RECDD II)	\$ 69.50	\$ 69.50
Amazon	11/16/22	1.300.13100.108		\$64.96	Event (RECDD II)		\$ 64.96
Exxon Mobile	11/17/22	1.320.57200.60000		\$136.04	Gas for the truck (Cost Share RECDD I and RECDD II)	\$ 68.02	\$ 68.02
Home Depot	11/18/22	1.330.57200.45700		\$21.28	Maintenance Items (RECDD I)	\$ 21.28	
Home Depot	11/21/22	1.330.57200.45700		\$216.88	Maintenance Items (RECDD I)	\$ 216.88	
Amazon	11/22/22	1.320.57200.60000		\$108.96	Dog Station Bags (Cost Share RECDD I and RECDD II)	\$ 54.48	\$ 54.48
Amazon	11/23/22	1.300.13100.108		\$50.70	Toro Valve Replacement for pool auto fill (RECDD II)		\$ 50.70
Amazon	11/24/22	1.300.13100.108		\$13.99	Kayak Whistles (RECDD II)		\$ 13.99
Weedmans	11/2/22	1.320.57200.60000		\$132.60	Gas for the truck	\$ 132.60	
Amazon	11/3/22	1.300.13100.108		\$25.99	Serving Cups for the café		\$ 25.99
Amazon	11/3/22	1.300.13100.108		\$29.98	oven mitts for the café		\$ 29.98
Amazon	11/3/22	1.300.13100.108		\$27.98	Café Items		\$ 27.98
			Statement TOTAL	\$1,336.34		\$ 782.82	\$ 553.52

## District Credit Card Receipt Report 2022

			Month: <u>December</u>		<u>Rivers Edge CDD</u>	Reconciliation	
Store/Vendor	Date of Receipt	Expensed to	Billable Amount	Receipt Amount	Description	RE	REII
Constant Contact	12/2/23	1.330.57200.45700		\$95.00	Eblast Platform (RECDD I and RECDD II Cost Share)	\$ 47.50	\$ 47.50
Amazon	12/3/23	1.320.57200.60000		\$108.92	Doggie Bags (RECDD I and RECDD II Cost Share)	\$ 54.46	\$ 54.46
Amazon	12/4/23	1.330.57200.45700		\$1,336.99	Audio Stack For Events (RECDD I and RECDD II Cost Share)	\$ 668.51	\$ 668.49
Carls Van Rentals	12/7/23	1.320.57200.60000		\$100.00	This was declined due to insufficient funds	\$ 100.00	\$ -
Amazon	12/7/23	1.320.57200.60000		\$270.95	Doggie Bags (RECDD I and RECDD II Cost Share)	\$ 135.48	\$ 135.47
Amazon	12/7/23	1.320.57200.60000		\$99.99	Storage Bag for Christmas Tree (RECDD I and RECDD II Cost Share)	\$ 50.00	\$ 49.99
Mr. Best Wrench	12/8/23	1.320.57200.60000		\$1,957.77	Repairs to the Truck (RECDD I and RECDD II Cost Share)	\$ 978.89	\$ 978.88
Amazon	12/8/23	1.300.13100.10800		\$51.99	Office Chair (RECDD II)	\$ -	\$ 51.99
Shell	12/9/23	1.320.57200.60000		\$108.00	Gas for Work Truck (RECDD I and RECDD II Cost Share)	\$ 54.00	\$ 54.00
Amazon	12/12/23	1.320.57200.60000		\$40.79	Tool Organizers (RECDD I and RECDD II Cost Share)	\$ 20.40	\$ 20.39
Exxon	12/14/23	1.320.57200.60000		\$45.73	Gas for Work Truck (RECDD I and RECDD II Cost Share)	\$ 22.87	\$ 22.86
Shein	12/14/23	1.300.13100.10800		\$135.60	Event Props and items for Gatsby Party (RECDD II)	\$ -	\$ 135.60
Amazon	12/14/23	1.330.57200.51000		\$19.99	Wireless Mouse for Computer (RECDD II)	\$ -	\$ 19.99
Superior Tree's	12/15/23	1.320.57200.49400		\$74.18	Tree purchase for an Event (RECDD I)	\$ 74.18	\$ -
Amazon	12/15/23	1.320.57200.60000		\$108.88	Doggie Bags (RECDD I and RECDD II Cost Share)	\$ 54.44	\$ 54.44
Amazon	12/15/23	1.300.13100.10800		\$33.98	Event Props and items for Gatsby Party (RECDD II)		\$ 33.98
Amazon	12/15/23	1.300.13100.10800		\$69.11	Event Props and items for Gatsby Party (RECDD II)		\$ 69.11
NIC Crash Report	12/16/23	1.320.57200.60000		\$12.00	To Acquire a Crash Report (RECDD I)	\$ 12.00	\$ -
Amazon	12/16/23	1.320.57200.60000		\$199.99	Pickle Ball Stencil (RECDD I and RECDD II Cost Share)	\$ 100.00	\$ 99.99
Amazon	12/16/23	1.320.57200.60000		\$165.99	Parking Lot Striper for Maintenance (RECDD I and RECDD II Cost Share)	\$ 83.00	\$ 82.99
			Statement TOTAL	\$5,035.85		\$ 2,455.70	\$ 2,580.13



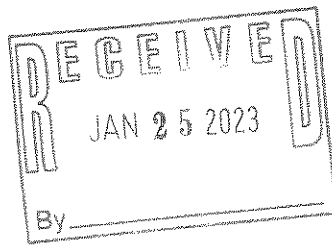
SS Live Entertainment

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 # 2822

DATE 01/24/2023

DUE DATE 02/08/2023

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
<b>Live Entertainment</b> Live Entertainment / Ashley Wilkinson / 1.20.2023 / 5pm - 8pm	1	400.00	400.00

BALANCE DUE

**\$400.00**

Approved RECDD II  
Submitted to AP on 1-25-23  
by Jason Davidson

*Jason Davidson*

1-32-572-494  
117



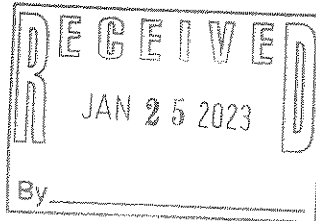
SS Live Entertainment

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 # 2823

DATE 01/24/2023

DUE DATE 02/08/2023

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
<b>Live Entertainment</b> Live Entertainment / Alex Affronti / 2.10.2023 / 2.10.2023	1	400.00	400.00
<b>Live Entertainment</b> Live Entertainment / Larry Yancey / 2.17.2023 / 5pm - 8pm	1	400.00	400.00
<b>Live Entertainment</b> Live Entertainment / Mark O'Quinn / 2.24.2023 / 5pm - 8pm	1	400.00	400.00

BALANCE DUE

**\$1,200.00**

Approved RECDD II  
Submitted to AP on 1-25-2022  
by Jason Davidson

*Jason Davidson*

1-32-572-494

117



931707 434 01 037060 05 NNNNNY

Daniel Laughlin  
Rivers Edge Cdd  
475 West Town Place Suite 114  
Saint Augustine, FL 32092

Previous Account Balance	\$1,643.57
New Purchases	\$2,460.52
Other Charges/Credits	\$0.00
Payments	-\$2,380.37

Account Balance	\$1,723.72
-----------------	------------

Credit Limit	\$10,000.00	Payment Due Date(s)	
Account Balance	\$1,723.72	Unapplied Payments	-\$272.84
Available Credit	\$8,276.28	02/20/23	\$1,996.56

Approved Submitted to  
AP on 2-2-2023 by  
Jason Davidson

Jason Davidson  
Janitorial Supplies

RECDD I - \$1,299.63  
RECDD II - \$1,160.89

**Pay online - it's fast, easy and secure!**

Don't forget you can make quick and easy payments online! Log into your secure account today!

1.32.572.66  
42

Pay online at <https://www.StaplesAdvantage.com>.

For questions, or to report an unauthorized use claim, call Staples Business Credit at 877-457-6424 or email [help@staplesbusinesscredit.com](mailto:help@staplesbusinesscredit.com).

For online or phone payments, your account will be credited as of the business day we receive it, as long as it is made by 5 PM ET. Mail payments will be credited the same business day, as long as it is received by 3 PM ET at the correct address, noted below, with remit coupon. Payments received by us at any other location or in any other form may not be credited as of the day we receive them. Allow at least 7 business days for mail delivery.

To avoid late charges, please make a payment within 5 days of the due date.

Please detach and return stub with payment to address below.

Daniel Laughlin  
Rivers Edge Cdd  
475 West Town Place Suite 114  
Saint Augustine, FL 32092

Credit Account #	345854
Statement Date	01/25/23
Statement #	1646759446

Account Balance	\$1,723.72
-----------------	------------

Address Change:

Amount Enclosed \$

Staples Business Credit  
PO BOX 105638  
ATLANTA, GA 30348-5638

[illegible]





**Staples Business Credit**  
PO BOX 105638  
ATLANTA, GA 30348-5638

Credit Account # 345854  
Staples Account # 10235583RCH  
Statement Date 01/25/23  
Statement # 1646759446

CREDITS & ADJUSTMENTS	CURRENT	PAST DUE			ACCOUNT BALANCE
		1-59 DAYS	60-89 DAYS	90+ DAYS	
-\$272.84	\$1,996.56	\$0.00	\$0.00	\$0.00	\$1,723.72

#### OPEN ITEMS

PO #	Budget Center	Order #	Purchase Location	Trans Date	Due Date	Trans Total	Balance Due
RECDD 1	RECDD I	7370979454-0-1	StaplesAdvantage.com	12/27/22	02/20/23	\$348.95	\$348.95
RECDD 1	RECDD I	7604281100-0-1	StaplesAdvantage.com	01/05/23	02/20/23	\$306.58	\$306.58
RECDD II	RECDD II	7604393285-0-1	StaplesAdvantage.com	01/06/23	02/20/23	\$121.14	\$121.14
RECDD 1	RECDD I	7604593354-0-1	StaplesAdvantage.com	01/10/23	02/20/23	\$299.58	\$299.58
RECDD II	RECDD II	7604593672-0-1	StaplesAdvantage.com	01/10/23	02/20/23	\$191.16	\$191.16
RECDD 1	RECDD I	7604771738-0-1	StaplesAdvantage.com	01/11/23	02/20/23	\$129.98	\$129.98
Payment				01/12/23	01/25/23	-\$922.37	-\$272.84
RECDD 1	RECDD I	7371692057-0-1	StaplesAdvantage.com	01/17/23	02/20/23	\$37.87	\$37.87
RECDD 1	RECDD I	7371714135-0-1	StaplesAdvantage.com	01/18/23	02/20/23	\$63.89	\$63.89
RECDD II	RECDD II	7371713900-0-1	StaplesAdvantage.com	01/18/23	02/20/23	\$63.89	\$63.89
RECDD 1	RECDD I	7372038349-0-1	StaplesAdvantage.com	01/23/23	02/20/23	\$112.78	\$112.78
RECDD II	RECDD II	7372040605-0-1	StaplesAdvantage.com	01/23/23	02/20/23	\$320.74	\$320.74
Account Balance							\$1,723.72

#### PURCHASES

PO #	Budget Center	Order #	Purchase Location	Trans Date	Due Date	Trans Total	Balance Due
RECDD 1	RECDD I	7370979454-0-1	StaplesAdvantage.com	12/27/22	02/20/23	\$348.95	\$348.95
RECDD II	RECDD II	7370837034-0-1	StaplesAdvantage.com	12/27/22	02/20/23	\$463.96	\$0.00
RECDD 1	RECDD I	7604281100-0-1	StaplesAdvantage.com	01/05/23	02/20/23	\$306.58	\$306.58
RECDD II	RECDD II	7604393285-0-1	StaplesAdvantage.com	01/06/23	02/20/23	\$121.14	\$121.14
RECDD 1	RECDD I	7604593354-0-1	StaplesAdvantage.com	01/10/23	02/20/23	\$299.58	\$299.58
RECDD II	RECDD II	7604593672-0-1	StaplesAdvantage.com	01/10/23	02/20/23	\$191.16	\$191.16
RECDD 1	RECDD I	7604771738-0-1	StaplesAdvantage.com	01/11/23	02/20/23	\$129.98	\$129.98
RECDD 1	RECDD I	7371692057-0-1	StaplesAdvantage.com	01/17/23	02/20/23	\$37.87	\$37.87
RECDD 1	RECDD I	7371714135-0-1	StaplesAdvantage.com	01/18/23	02/20/23	\$63.89	\$63.89
RECDD II	RECDD II	7371713900-0-1	StaplesAdvantage.com	01/18/23	02/20/23	\$63.89	\$63.89
RECDD 1	RECDD I	7372038349-0-1	StaplesAdvantage.com	01/23/23	02/20/23	\$112.78	\$112.78
RECDD II	RECDD II	7372040605-0-1	StaplesAdvantage.com	01/23/23	02/20/23	\$320.74	\$320.74
Total Purchases						\$2,460.52	

#### OTHER CHARGES AND CREDITS

Description	Trans Date	Due Date	Trans Total	Balance Due
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No other charges and credits in current period.

Pay online at <https://www.StaplesAdvantage.com>

Contact Staples Business Credit at 877-457-6404 or email [help@staplesbusinesscredit.com](mailto:help@staplesbusinesscredit.com) with questions



**Staples Business Credit**  
PO BOX 105638  
ATLANTA, GA 30348-5638

Credit Account # 345854  
Staples Account # 10235583RCH  
Statement Date 01/25/23  
Statement # 1646759446

**PAYMENTS**

Date	Payment Number	Amount
12/30/22	Check # 1171	-\$384.19
12/30/22	Check # 1172	-\$1,073.81
01/12/23	Check # 5484	-\$922.37
	<b>Total Payments</b>	<b>-\$2,380.37</b>



**Staples Business Credit**  
PO BOX 105638  
ATLANTA, GA 30348-5638

Credit Account # 345854  
Staples Account # 10235583RCH  
Statement Date 01/25/23

PO # RECDD 1	ORDER # 7370979454-0-1	REF JASON DAVIDSON	BUDGET CENTER RECDD 1	
TERMS Standard	INVOICE DATE 12/27/22	DUE DATE 02/20/23		
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	\$348.95	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
394139	LINERS 38X58 1.5MIL REPRO	\$93.99	2.0	\$187.98
394138	LINERXS33X39 1.5MIL REPRO	\$50.99	2.0	\$101.98
375681	SEB BATH TISSUE 80/PK	\$58.99	1.0	\$58.99
			SUBTOTAL	\$348.95
			TAX	\$0.00
			TOTAL	\$348.95

PO # RECDD II	ORDER # 7370837034-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 12/27/22	DUE DATE 02/20/23	RECDD II	
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Sulte 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$463.96	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
CSDW431	WIPES,DRC,MED,12PK/110,WH	\$115.99	4.0	\$463.96
SUBTOTAL				\$463.96
TAX				\$0.00
TOTAL				\$463.96

PO # RECDD 1	ORDER # 7604281100-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 01/05/23	DUE DATE 02/20/23	RECDD 1	
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	\$306.58	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
815468	SOLO ECO 4OZ CONE CUP 5000CT	\$153.29	2.0	\$306.58
			SUBTOTAL	\$306.58
			TAX	\$0.00
			TOTAL	\$306.58



**Staples Business Credit**  
 PO BOX 105638  
 ATLANTA, GA 30348-5638

Credit Account # 345854  
 Staples Account # 10235583RCH  
 Statement Date 01/25/23

PO # RECDD II	ORDER # 7604393285-0-1	REF JASON DAVIDSON	BUDGET CENTER RECDD II	
TERMS Standard	INVOICE DATE 01/06/23	DUE DATE 02/20/23		
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	\$121.14	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
365374	CWP MULTIF WHT 250SH/RL	\$39.99	2.0	\$79.98
807721	MULTI-USE CLNR 1 GAL REFILL	\$10.29	4.0	\$41.16
			SUBTOTAL	\$121.14
			TAX	\$0.00
			TOTAL	\$121.14

PO # RECDD 1	ORDER # 7604593354-0-1	REF JASON DAVIDSON	BUDGET CENTER RECDD 1	
TERMS Standard	INVOICE DATE 01/10/23	DUE DATE 02/20/23		
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	\$299.58	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
2519636	FEBREZE AIR LINENSKY 2PK 8.8OZ	\$6.19	3.0	\$18.57
24494076	GLADE PLUGIN RFL 5PK HAWNBREZ	\$16.59	2.0	\$33.18
931432	NITRILE DISP GLOVE PWDFR LG BX	\$18.89	3.0	\$56.67
24495145	SEVGN NONCHLORN BLEACH 2/1 GAL	\$47.79	4.0	\$191.16
			SUBTOTAL	\$299.58
			TAX	\$0.00
			TOTAL	\$299.58



**Staples Business Credit**  
PO BOX 105638  
ATLANTA, GA 30348-5638

Credit Account # 345854  
Staples Account # 10235583RCH  
Statement Date 01/25/23

PO # RECDD II	ORDER # 7604593672-0-1	REF JASON DAVIDSON	BUDGET CENTER RECDD II	
TERMS Standard	INVOICE DATE 01/10/23	DUE DATE 02/20/23		
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	\$191.16	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
24495145	SEVGN NONCHLORN BLEACH 2/1 GAL	\$47.79	4.0	\$191.16
			SUBTOTAL	\$191.16
			TAX	\$0.00
			TOTAL	\$191.16

PO # RECDD 1	ORDER # 7604771738-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 01/11/23	DUE DATE 02/20/23	RECDD 1	
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	\$129.98	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
814867	LINER WSTE 40X48 SUP HVY BK	\$64.99	2.0	\$129.98
			SUBTOTAL	\$129.98
			TAX	\$0.00
			TOTAL	\$129.98

PO # RECDD 1	ORDER # 7371692057-0-1	REF JASON DAVIDSON	BUDGET CENTER RECDD 1	
TERMS Standard	INVOICE DATE 01/17/23	DUE DATE 02/20/23		
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	\$37.87	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
	Adjustment	\$7.99	1.0	\$7.99
24486726	XMPIE SIMPLE PRINT	\$14.94	2.0	\$29.88
			SUBTOTAL	\$37.87
			TAX	\$0.00
			TOTAL	\$37.87



**Staples Business Credit**  
PO BOX 105638  
ATLANTA, GA 30348-5638

Credit Account # 345854  
Staples Account # 10235583RCH  
Statement Date 01/25/23

PO # RECDD 1	ORDER # 7371714135-0-1	REF JASON DAVIDSON	BUDGET CENTER RECDD I	
TERMS Standard	INVOICE DATE 01/18/23	DUE DATE 02/20/23		
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Sulte 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$63.89	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
375681	SEB BATH TISSUE 80/PK	\$63.89	1.0	\$63.89
			SUBTOTAL	\$63.89
			TAX	\$0.00
			TOTAL	\$63.89

PO # RECDD II	ORDER # 7371713900-0-1	REF JASON DAVIDSON	BUDGET CENTER RECDD II	
TERMS: Standard	INVOICE DATE 01/18/23	DUE DATE 02/20/23		
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	\$63.89	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
375681	SEB BATH TISSUE 80/PK	\$63.89	1.0	\$63.89
			SUBTOTAL	\$63.89
			TAX	\$0.00
			TOTAL	\$63.89

PO # RECDD 1	ORDER # 7372038349-0-1	REF JASON DAVIDSON	BUDGET CENTER RECDD 1	
TERMS Standard	INVOICE DATE 01/23/23	DUE DATE 02/20/23		
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	\$112.78	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
812914	LINER 33X39 2.0 MIL BLACK 100/	\$46.99	1.0	\$46.99
394139	LINERS 38X58 1.5MIL REPRO	\$65.79	1.0	\$65.79
			SUBTOTAL	\$112.78
			TAX	\$0.00
			TOTAL	\$112.78



**Staples Business Credit**  
 PO BOX 105638  
 ATLANTA, GA 30348-5638

Credit Account # 345854  
 Staples Account # 10235583RCH  
 Statement Date 01/25/23

PO # RECDD II	ORDER # 7372040605-0-1	REF JASON DAVIDSON	BUDGET CENTER RECDD II	
TERMS Standard	INVOICE DATE 01/23/23	DUE DATE 02/20/23		
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	\$320.74	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
24420777	CW 40IN LOBBY BROOM	\$4.79	1.0	\$4.79
637721	FABULOSO AP CLNR LAV 1GAL 4CT	\$63.19	5.0	\$315.95
SUBTOTAL				\$320.74
TAX				\$0.00
TOTAL				\$320.74



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
904-356-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

## Service Slip/Invoice

INVOICE: 20608307  
DATE: 1/24/2023  
ORDER: 20608307

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
1/24/2023	02:06 PM	ANTS, FIRE ANT, MICE,		02:06 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	1/24/2023		02:34 PM

Service	Description	Price
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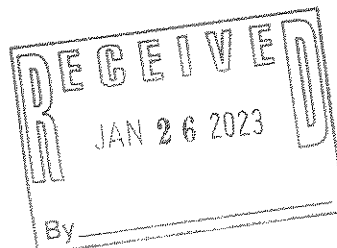
CPCM	Commercial Pest Control - Monthly Service	\$115.21
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SUBTOTAL	\$115.21
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$115.21

Approved RECDD II  
Submitted to AP on 1-26-2023  
by Jason Davidson

*Jason Davidson*  
1-32-572-435  
11

AMOUNT DUE	\$115.21
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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.





## Invoice

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

Invoice # 407421  
Date 1/31/2023  
  
Terms Net 30  
Due Date 3/2/2023  
Memo

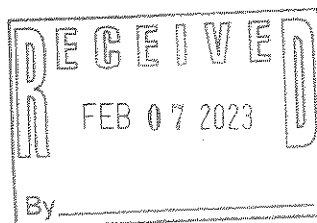
### Bill To

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

Description	Quantity	Rate	Amount
Billable mileage January 50%-50%	1	144.82	144.82

1-32-572-34  
10

**Total** \$144.82



## Vesta Mileage Report

<b>Name:</b>	<b>Kevin McKendree</b>	<b>Month</b>	<b>Jan-23</b>				
<b>Date</b>	<b>Purpose</b>	<b>Location (From)</b>	<b>Destination (To)</b>	<b>Billable Miles</b>	<b>Community Billed To:</b>	<b>Non-billable Miles</b>	<b>Mileage</b>
1/3	Daily mileage	Rivertown	Rivertown	44.6	Riversedge CDD		44.6
1/4	Daily mileage	Rivertown	Rivertown	12.8	iversedge CDD		12.8
1/5	Daily mileage	Rivertown	Rivertown	24.4	iversedge CDD		24.4
1/6	Daily mileage	Rivertown	Rivertown	26.7	Riversedge CDD		26.7
1/9	Daily mileage	Rivertown	Rivertown	15.1	iversedge CDD		15.1
1/10	Daily mileage	Rivertown	Rivertown	39.8	iversedge CDD		39.8
1/11	Daily mileage	Rivertown	Rivertown	17.9	iversedge CDD		17.9
1/12	Daily mileage	Rivertown	Rivertown	11.2	iversedge CDD		11.2
1/16	Daily mileage	Rivertown	Rivertown	24.7	iversedge CDD		24.7
1/17	Daily mileage	Rivertown	Rivertown	15.8	iversedge CDD		15.8
1/18	Daily mileage	Rivertown	Rivertown	12	iversedge CDD		12
1/19	Daily mileage	Rivertown	Rivertown	28.7	iversedge CDD		28.7
1/20	Daily mileage	Rivertown	Rivertown	8.1	iversedge CDD		8.1
1/23	Daily mileage	Rivertown	Rivertown	38.9	iversedge CDD		38.9
1/24	Daily mileage	Rivertown	Rivertown	23.5	iversedge CDD		23.5
1/25	Daily mileage	Rivertown	Rivertown	17.7	iversedge CDD		17.7
1/26	Daily mileage	Rivertown	Rivertown	29.7	iversedge CDD		29.7
1/27	Daily mileage	Rivertown	Rivertown	13.4	iversedge CDD		13.4
1/30	Daily mileage	Rivertown	Rivertown	39.8	iversedge CDD		39.8
1/31	Daily mileage	Rivertown	Rivertown	18.6	iversedge CDD		18.6
						<b>Total Mileage</b>	<b>463</b>
						<b>Reimbursement Rate</b>	<b>\$0.625</b>
						<b>Total Reimbursement</b>	<b>\$289.63</b>
						<b>Date Submitted in Paycom</b>	<b>2/3/23</b>



## Invoice

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

Invoice # 406718  
Date 2/1/2023  
  
Terms Net 30  
Due Date 2/28/2023  
Memo Rivers Edge CDDII

### Bill To

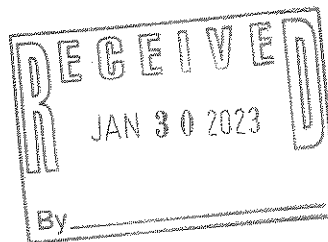
Rivers Edge CDD II  
c/o GMS, LLC  
475 West Town Place, Suite 114  
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Field Operations Manager	1	3,767.58	3,767.58
General Manager	1	4,871.75	4,871.75
Hospitality Services	1	8,908.50	8,908.50
Community Maintenance Staff	1	6,378.42	6,378.42
Pool Maintenance	1	834.33	834.33
Janitorial Maintenance	1	2,583.58	2,583.58
Lifestyle Manager	1	3,085.50	3,085.50
Administrative Services	1	1,575.83	1,575.83

Thank you for your business.

10

Total \$32,005.49





**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 445067	10/15/2022
TERMS	PO NUMBER
Net 45	

**Bill To:**

Rivers Edge CDD II  
c/o Vesta Property Services  
475 West Town PI Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDD II

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** November 29, 2022

**Invoice Amount:** \$30,926.06

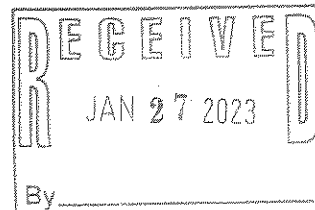
Description	Current Amount
Monthly Landscape Maintenance- Rivers Edge CDD II October 2022	\$30,926.06

Approved RECDD II  
Submitted to AP on 1-27-2023  
by Jason Davidson

*Jason Davidson*

**Invoice Total** \$30,926.06

IN COMMERCIAL LANDSCAPING



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



# YELLOWSTONE LANDSCAPE

**Bill To:**

Rivers Edge CDD II  
c/o Vesta Property Services  
475 West Town Pl Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDD II

## INVOICE

INVOICE #	INVOICE DATE
JAX 450974	10/30/2022
TERMS	PO NUMBER
Net 45	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** December 14, 2022

**Invoice Amount:** \$1,980.00

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

Tree Replacement at Island Near 501 Meadow Creek Drive

Yellowstone will replace (6) declining Holly Trees and Install (6) Japanese Blueberry Trees. We will also replace the dead Sabal Palm that fell from the storm. All dead and declining trees will be removed from property and island will be left neat

Landscape Enhancement CORE

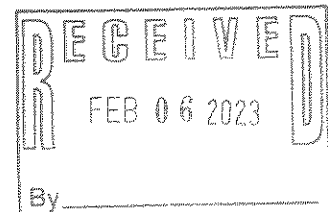
\$1,980.00

IN COMMERCIAL LANDSCAPING

**Invoice Total** \$1,980.00

Approved RECDD II  
Submitted to AP on 2-3-2023  
by Jason Davidson

*Jason Davidson*



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



**YELLOWSTONE**  
LANDSCAPE

**Bill To:**

Rivers Edge CDD II  
c/o Vesta Property Services  
475 West Town Pl Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDD II

**INVOICE**

INVOICE #	INVOICE DATE
JAX 459127	11/15/2022
TERMS	PO NUMBER
Net 45	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** December 30, 2022

**Invoice Amount:** \$30,926.06

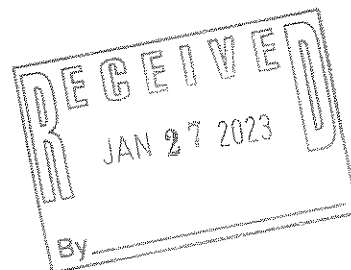
Description	Current Amount
Monthly Landscape Maintenance- Rivers Edge II November 2022	\$30,926.06

Approved RECDD II  
Submitted to AP on 1-27-2023  
by Jason Davidson

*Jason Davidson*

**Invoice Total** \$30,926.06

IN COMMERCIAL LANDSCAPING



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

**Bill To:**

Rivers Edge CDD II  
c/o Vesta Property Services  
475 West Town PI Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDD II

**INVOICE**

INVOICE #	INVOICE DATE
JAX 462754	11/29/2022
TERMS	PO NUMBER
Net 45	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 13, 2023

**Invoice Amount:** \$500.00

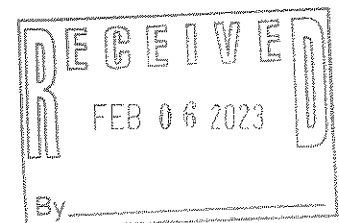
Description	Current Amount
Rivers Edge CDD II - Tree Care Services - 11/18/22	
Tree Removal	\$500.00

**Invoice Total** \$500.00

IN COMMERCIAL LANDSCAPING

Approved RECDD II  
Submitted to AP on 2-3-2023  
by Jason Davidson

*Jason Davidson*



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



**YELLOWSTONE**  
LANDSCAPE

**Bill To:**

Rivers Edge CDD II  
c/o Vesta Property Services  
475 West Town PI Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDD II

**INVOICE**

INVOICE #	INVOICE DATE
JAX 467294	11/29/2022
TERMS	PO NUMBER
Net 45	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 13, 2023

**Invoice Amount:** \$223.85

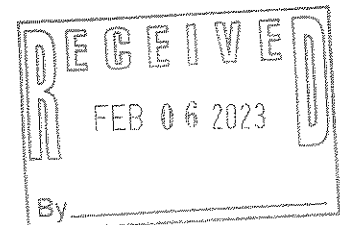
Description	Current Amount
Head replacement at common entry	
Irrigation Repairs	\$223.85

**Invoice Total** **\$223.85**

IN COMMERCIAL LANDSCAPING

Approved RECDD II  
Submitted to AP on 2-3-2023  
by Jason Davidson

*Jason Davidson*



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



**Bill To:**

Rivers Edge CDD II  
c/o Vesta Property Services  
475 West Town PI Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDD II

**INVOICE**

INVOICE #	INVOICE DATE
JAX 467295	11/29/2022
TERMS	PO NUMBER
Net 45	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 13, 2023

**Invoice Amount:** \$2,940.00

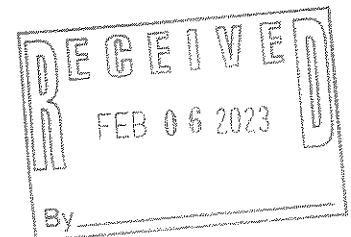
Description	Current Amount
Rivers Edge CDD II Nature Trail Cleanup	
Landscape Enhancement CORE	\$2,940.00

**Invoice Total** **\$2,940.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD II  
Submitted to AP on 2-3-2023  
by Jason Davidson

*Jason Davidson*



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

**Bill To:**

Rivers Edge CDD II  
c/o Vesta Property Services  
475 West Town PI Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDD II

**INVOICE**

INVOICE #	INVOICE DATE
JAX 467298	11/29/2022
TERMS	PO NUMBER
Net 45	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 13, 2023

**Invoice Amount:** \$138.00

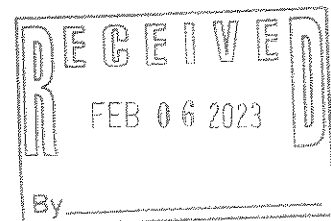
Description	Current Amount
Lateral repair in Rivers Edge CDD II	
Irrigation Repairs	\$138.00

**Invoice Total** **\$138.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD II  
Submitted to AP on 2-3-2023  
by Jason Davidson

*Jason Davidson*



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



**YELLOWSTONE**  
LANDSCAPE

**Bill To:**

Rivers Edge CDD II  
c/o Vesta Property Services  
475 West Town PI Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDDII

**INVOICE**

INVOICE #	INVOICE DATE
JAX 467302	11/29/2022
TERMS	PO NUMBER
Net 45	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 13, 2023

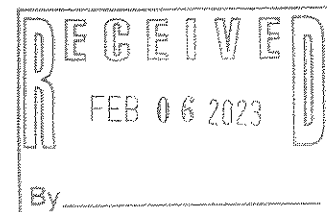
**Invoice Amount:** \$1,507.00

Description	Current Amount
Locate, troubleshoot, and repair 2-wire failure*****Keystone Corners***** Irrigation Repairs	\$1,507.00

**Invoice Total** **\$1,507.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD II  
Submitted to AP on 2-3-2023  
by Jason Davidson  
*Jason Davidson*



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



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 467314	11/29/2022
TERMS	PO NUMBER
Net 45	

**Bill To:**

Rivers Edge CDD II  
c/o Vesta Property Services  
475 West Town PI Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDD II

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 13, 2023

**Invoice Amount:** \$946.00

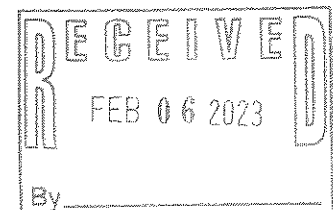
Description	Current Amount
Node replacement*****Calumet Dr.*****	
Irrigation Repairs	\$946.00

**Invoice Total** **\$946.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD II  
Submitted to AP on 2-3-2023  
by Jason Davidson

*Jason Davidson*



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



**YELLOWSTONE**  
LANDSCAPE

**Bill To:**

Rivers Edge CDD II  
c/o Vesta Property Services  
475 West Town PI Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDD II

**INVOICE**

INVOICE #	INVOICE DATE
JAX 467315	11/29/2022
TERMS	PO NUMBER
Net 45	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 13, 2023

**Invoice Amount:** \$705.00

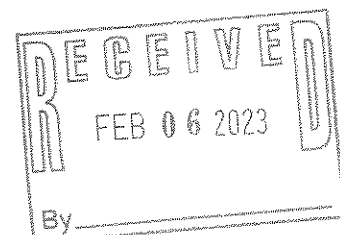
Description	Current Amount
Valve replacement*****Mistflower Dr.*****	
Irrigation Repairs	\$705.00

**Invoice Total** **\$705.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD II  
Submitted to AP on 2-3-2023  
by Jason Davidson

*Jason Davidson*



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



**YELLOWSTONE**  
LANDSCAPE

**Bill To:**

Rivers Edge CDD II  
c/o Vesta Property Services  
475 West Town PI Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDD II

**INVOICE**

INVOICE #	INVOICE DATE
JAX 467317	11/29/2022
TERMS	PO NUMBER
Net 45	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 13, 2023

**Invoice Amount:** \$1,798.50

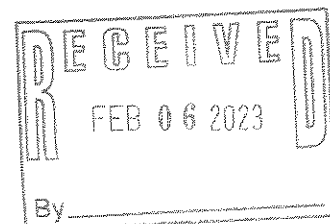
Description	Current Amount
Locate, troubleshoot, and repair 2-wire failure, replace decoder, head replacement, and head replacement	
Irrigation Repairs	\$1,798.50

**Invoice Total** **\$1,798.50**

IN COMMERCIAL LANDSCAPING

Approved RECDD II  
Submitted to AP on 2-3-2023  
by Jason Davidson

*Jason Davidson*



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



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 468894	11/29/2022
TERMS	PO NUMBER
Net 45	

**Bill To:**

Rivers Edge CDD II  
c/o Vesta Property Services  
475 West Town PI Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDD II

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 13, 2023

**Invoice Amount:** \$325.00

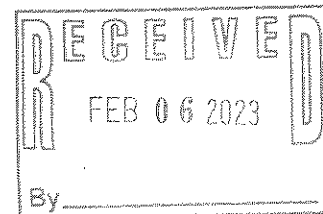
Description	Current Amount
Pine Tree Felling Services	
Tree Removal	\$325.00

**Invoice Total** **\$325.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD II  
Submitted to AP on 2-3-2023  
by Jason Davidson

*Jason Davidson*



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



**YELLOWSTONE**  
LANDSCAPE

**Bill To:**

Rivers Edge CDD II  
c/o Vesta Property Services  
475 West Town PI Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDD II

**INVOICE**

INVOICE #	INVOICE DATE
JAX 470444	12/1/2022
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** December 31, 2022

**Invoice Amount:** \$31,437.90

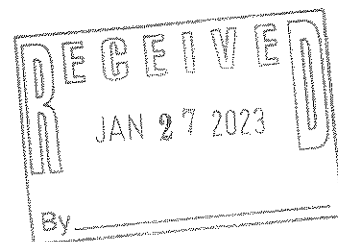
Description	Current Amount
Monthly Landscape Maintenance December 2022	\$31,437.90

Approved RECDD II  
Submitted to AP on 1-27-2023  
by Jason Davidson

*Jason Davidson*

**Invoice Total** \$31,437.90

IN COMMERCIAL LANDSCAPING



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





**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 471477	12/19/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

Rivers Edge CDD II  
c/o Vesta Property Services  
475 West Town PI Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDD II

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 18, 2023

**Invoice Amount:** \$2,700.00

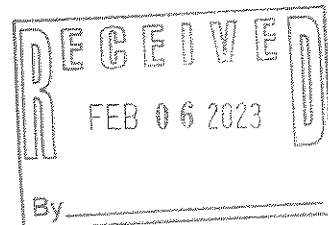
Description	Current Amount
Rivers Edge CDD II Winter Annuals	
Flowers/Annuals	\$2,700.00

**Invoice Total** \$2,700.00

IN COMMERCIAL LANDSCAPING

Approved RECDD II  
Submitted to AP on 2-3-2023  
by Jason Davidson

*Jason Davidson*



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



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 479852	1/1/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

Rivers Edge CDD II  
c/o Vesta Property Services  
475 West Town PI Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDD II

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 31, 2023

**Invoice Amount:** \$31,437.90

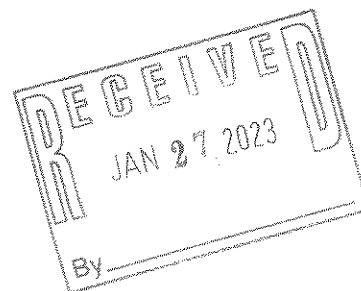
Description	Current Amount
Monthly Landscape Maintenance January 2023	\$31,437.90

Approved RECDD II  
Submitted to AP on 1-27-2023  
by Jason Davidson

*Jason Davidson*

**Invoice Total** \$31,437.90

IN COMMERCIAL LANDSCAPING



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



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 481742	1/15/2023
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:** February 14, 2023

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

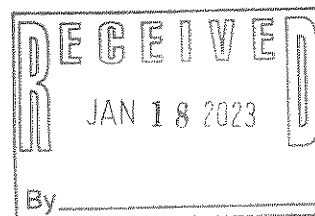
Description	Current Amount
Monthly Landscape Maintenance January 2023	\$2,914.00

Approved RECDD II  
Submitted to AP on 1-18-2023  
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.**

# INVOICE



<b>Customer</b>	Rivers Edge II Community Development District
<b>Acct #</b>	839
<b>Date</b>	01/04/2023
<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>	\$ 7,868.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#17805
100122730	

Thank You

Please detach and return with payment



Customer: Rivers Edge II Community Development District

Invoice	Effective	Transaction	Description	Amount
17805	01/01/2023	Policy change	Policy #100122730 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Updated Sched Site Visit Due Date: 1/4/2023 1,355.13 45. 24	7,868.00

**Total**

\$ 7,868.00

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**

01/04/2023

## *FOURTH ORDER OF BUSINESS*

*C.*

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

**Proposed Budget FY2024**



# **Rivers Edge II**

## **Community Development District**

### **TABLE OF CONTENTS**

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General Fund Narrative	Page 3-12
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Series 2020 Amortization Schedule	Page 15-16
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Series 2021 Amortization Schedule	Page 18-19
Capital Reserve	Page 20



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

Description	Adopted Budget FY2023	Actuals as of 2/28/23	Projected Next 7 Months	Total Projected 9/30/23	Proposed Budget FY2024
-------------	-----------------------------	-----------------------------	-------------------------------	-------------------------------	------------------------------

**Revenues**

Assessments	\$ 518,325	\$ 456,480	\$ 61,831	\$ 518,311	\$ 629,457
Administrative Assessments on Unplatted Land	\$ 90,696	\$ 90,696	\$ -	\$ 90,696	\$ 90,696
Developer Contributions	\$ 1,294,243	\$ 803,157	\$ 133,946	\$ 937,103	\$ 1,294,243
Café Gross Sales	\$ 494,668	\$ 180,937	\$ 313,730	\$ 494,668	\$ -
Special Events	\$ 7,000	\$ 300	\$ 2,200	\$ 2,500	\$ 2,500
Miscellaneous Income	\$ 10,000	\$ 9,195	\$ 5,805	\$ 15,000	\$ 15,000
Cost Share Amenity- Rivers Edge III	\$ 138,839	\$ 57,850	\$ 80,989	\$ 138,839	\$ 38,082
Cary Forward	\$ 65,000	\$ -	\$ -	\$ -	\$ -

<b>Total Revenues</b>	<b>\$ 2,618,771</b>	<b>\$ 1,598,614</b>	<b>\$ 598,503</b>	<b>\$ 2,197,116</b>	<b>\$ 2,069,978</b>
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**Expenditures**

**Administrative**

District Engineering	\$ 15,000	\$ 1,304	\$ 13,696	\$ 15,000	\$ 15,000
District Counsel	\$ 30,000	\$ 5,411	\$ 20,417	\$ 25,828	\$ 30,000
District Management	\$ 35,000	\$ 14,583	\$ 20,419	\$ 35,002	\$ 37,100
Construction Accounting	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	\$ 3,675
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Dissemination Agent	\$ 5,000	\$ 2,083	\$ 2,917	\$ 5,000	\$ 5,300
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,908
Website Administration	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,272
Annual Audit	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Trustee Fees	\$ 8,000	\$ 4,688	\$ 3,313	\$ 8,000	\$ 8,000
Arbitrage	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	\$ 1,200
Telephone	\$ 200	\$ 71	\$ 129	\$ 200	\$ 200
Postage	\$ 800	\$ 116	\$ 684	\$ 800	\$ 800
Printing & Binding	\$ 1,200	\$ 339	\$ 861	\$ 1,200	\$ 1,200
Insurance	\$ 6,684	\$ 5,988	\$ -	\$ 5,988	\$ 7,186
Legal Advertising	\$ 2,500	\$ 288	\$ 2,212	\$ 2,500	\$ 2,500
Other Current Charges	\$ 1,500	\$ -	\$ 1,500	\$ 1,500	\$ 1,500
Office Supplies	\$ 550	\$ 8	\$ 542	\$ 550	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<b>Total Administrative</b>	<b>\$ 124,309</b>	<b>\$ 41,304</b>	<b>\$ 78,140</b>	<b>\$ 119,443</b>	<b>\$ 127,866</b>
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**Grounds Maintenance**

Cost Share Landscaping- Rivers Edge	\$ 713,588	\$ 297,328	\$ 416,260	\$ 713,588	\$ 688,424
Field Operations Management (Vesta)	\$ 44,324	\$ 18,838	\$ 26,373	\$ 45,211	\$ 46,566
Landscape Maintenance	\$ 396,805	\$ 155,652	\$ 197,974	\$ 353,626	\$ 328,700
Lake Maintenance	\$ 27,500	\$ 7,447	\$ 18,223	\$ 25,670	\$ 32,000
Landscape Contingency	\$ 500	\$ 30,361	\$ -	\$ 30,361	\$ 25,000
Irrigation Repairs and Replacement	\$ -	\$ 19,710	\$ -	\$ 19,710	\$ 15,000
Irrigation Water Use	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Streetlighting	\$ 30,000	\$ 14,015	\$ 19,620	\$ 33,635	\$ 35,735

<b>Total Grounds Maintenance</b>	<b>\$ 1,212,717</b>	<b>\$ 543,352</b>	<b>\$ 678,450</b>	<b>\$ 1,221,801</b>	<b>\$ 1,201,425</b>
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**Amenity Center- River House**

General Manager (Vesta)	\$ 93,614	\$ 40,476	\$ 38,003	\$ 78,478	\$ 46,566
Amenity Manager (Vesta)	\$ 18,540	\$ 7,879	\$ -	\$ 7,879	\$ 19,478
Maintenance Service (Vesta)	\$ 75,040	\$ 31,892	\$ 24,521	\$ 56,413	\$ 78,837
Lifestyle Director (Vesta)	\$ -	\$ -	\$ -	\$ -	\$ 38,136
Facilities Attendant (Vesta)	\$ 106,902	\$ 44,543	\$ 65,567	\$ 110,109	\$ 110,109
Security Monitoring	\$ 5,000	\$ -	\$ 1,500	\$ 1,500	\$ 5,000
Telephone	\$ 11,000	\$ 3,715	\$ 6,650	\$ 10,365	\$ 11,000
Insurance	\$ 66,559	\$ 75,217	\$ -	\$ 75,217	\$ 83,199
Pool Maintenance (Vesta)	\$ 10,012	\$ 4,147	\$ 5,516	\$ 9,663	\$ 10,312
Pool Chemicals (Poolsure)	\$ 9,200	\$ 4,584	\$ 5,782	\$ 10,366	\$ 9,568

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

<b>Description</b>	<b>Adopted Budget FY2023</b>	<b>Actuals as of 2/28/23</b>	<b>Projected Next 7 Months</b>	<b>Total Projected 9/30/23</b>	<b>Proposed Budget FY2024</b>
Janitorial Services (Vesta)	\$ 8,155	\$ 12,918	\$ 4,326	\$ 17,244	\$ 31,933
Access Cards	\$ 3,500	\$ -	\$ 1,105	\$ 1,105	\$ 3,500
Window Cleaning	\$ 3,500	\$ -	\$ 1,500	\$ 1,500	\$ 3,500
Natural Gas	\$ 5,600	\$ 1,855	\$ 4,900	\$ 6,755	\$ 5,880
Electric	\$ 30,000	\$ 9,148	\$ 12,807	\$ 21,955	\$ 30,000
Water & Sewer	\$ 119,000	\$ 18,942	\$ 26,519	\$ 45,462	\$ 30,000
Repair and Replacements	\$ 75,000	\$ 24,404	\$ 50,596	\$ 75,000	\$ 75,000
Refuse	\$ 15,000	\$ 6,496	\$ 11,900	\$ 18,396	\$ 15,750
Pest Control	\$ 1,920	\$ 325	\$ 735	\$ 1,060	\$ 1,920
License/Permits	\$ 1,000	\$ -	\$ 300	\$ 300	\$ 1,000
Other Current	\$ 500	\$ -	\$ 500	\$ 500	\$ 500
Special Events	\$ 30,000	\$ 25,801	\$ 500	\$ 26,301	\$ 30,000
Holiday Decorations	\$ 23,000	\$ 20,485	\$ -	\$ 20,485	\$ 23,000
Office Supplies/Postage	\$ 1,500	\$ 234	\$ 1,266	\$ 1,500	\$ 1,500
Café-Cost of Goods Sold	\$ 234,568	\$ 76,828	\$ -	\$ 76,828	\$ -
Café-Labor	\$ 236,447	\$ 98,207	\$ -	\$ 98,207	\$ -
Café-Bank Fees	\$ 22,187	\$ 7,213	\$ -	\$ 7,213	\$ -
Other Expenses related to Café Operations	\$ -	\$ 1,071	\$ -	\$ 1,071	\$ -
General Reserves	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 75,000
<b>Total Amenity Center- River House</b>	<b>\$ 1,281,745</b>	<b>\$ 516,378</b>	<b>\$ 339,493</b>	<b>\$ 855,872</b>	<b>\$ 740,688</b>
<b>Total Expenditures</b>	<b>\$ 2,618,771</b>	<b>\$ 1,101,034</b>	<b>\$ 1,096,083</b>	<b>\$ 2,197,116</b>	<b>\$ 2,069,978</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 497,580</b>	<b>\$ (497,580)</b>	<b>\$ -</b>	<b>\$ -</b>

**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.

**Special Events**

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

**Miscellaneous Income**

Income received from access cards, rental fees, miscellaneous deposits, insurance claims, and the recreational program revenue.

**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 and estimated costs.

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**EXPENDITURES:**

**Administrative:**

**District Engineer**

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.

**District Counsel**

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

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

**District Management**

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.

**Assessment Administrator**

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.

**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.

**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.

**Annual Audit**

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

**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.

**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.

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

**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.

**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.

**Grounds Maintenance:**

**Cost Share Landscaping - Rivers Edge**

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

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

**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	\$ 3,881	\$ 46,566
<b>Total</b>			<b>\$ 46,566</b>

**Landscape Maintenance**

The District contracted with Yellowstone to maintain the common areas of the District and Amenity Center.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Yellowstone	CDD Landscape Maintenance	\$ 27,392	\$ 328,700
<b>Total</b>			<b>\$ 328,700</b>

**Lake Maintenance**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Charles Aquatics	Lake Maintenance	\$ 2,528	\$ 30,330
Charles Aquatics	Additional Cleanup		\$ 1,670
<b>Total</b>			<b>\$ 32,000</b>

**Landscape Contingency**

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

**Irrigation Repair & Replacement**

The cost of miscellaneous irrigation repairs and maintenance incurred.

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

**Irrigation Water Use**

Water and re-use water needed for irrigation and maintenance of the common grounds provided by JEA.

<b>Location</b>	<b>Meter Number</b>	<b>Monthly</b>	<b>Annual</b>
114 Mistflower Dr	<b>86624406</b>	\$107	\$1,282
41 Keystone Corners BV	<b>86131615</b>	\$603	\$7,234
233 Shinnecock Drive	<b>86793634</b>	\$335	\$4,017
98 Shinnecock Drive	<b>87743236</b>	\$137	\$1,648
29 Mistflower Drive	<b>83742269</b>	\$32	\$389
907 Keystone Corners BV Apt IR01	<b>80913980</b>	\$232	\$2,789
627 Keystone Corners BV APT IR01	<b>86131621</b>	\$439	\$5,262
Contingency		\$615	\$7,378
<b>Total</b>		<b>\$2,500</b>	<b>\$30,000</b>

**Streetlighting**

Estimated costs for electric billed to the District by FPL.

<b>Location</b>	<b>Meter Number</b>	<b>Monthly</b>	<b>Annual</b>
156 Riverglade Run	<b>9420049059</b>	\$34	\$404
154 Riverglade Run	<b>6707560121</b>	\$29	\$345
53 Mistflower Dr #FNTN	<b>4743506067</b>	\$1,519	\$18,232
233 SHINNECOCK DR #IRR	<b>0162048490</b>	\$26	\$312
106 Keystone Corners Blvd #LTG	<b>7652214334</b>	\$78	\$941
27 Keystone Corners Blvd #ENTRY	<b>9019709360</b>	\$1,117	\$13,402
Contingency		\$175	\$2,100
<b>Total</b>		<b>\$2,978</b>	<b>\$35,735</b>

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

**Amenity Center- River House:**

**General 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 Manager	\$ 3,881	\$ 46,566
<b>Total</b>			<b>\$ 46,566</b>

**Amenity Manager (Vesta)**

The District contracted with Vesta Property Services to provide management services for the Amenity Center.

**Maintenance Services (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	Maintenance Services	\$ 6,570	\$ 78,837
<b>Total</b>			<b>\$ 78,837</b>

**Lifestyle Director (Vesta)**

The District has contracted with Vesta Property Services, Inc to provide planning, implementation, and supervision of the day-to-day social, recreational group activities and entertainment for the residents living at the community.

**Facility Attendant (Vesta)**

The District has contracted with Vesta to provide community facility staff for the amenity center to greet patrons, providing facility tours, issuance of access cards and policy enforcement.

**Security Monitoring**

Maintenance costs of the security alarms/cameras.



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

**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.

**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	\$ 859	\$ 10,312
<b>Total</b>		<b>\$ 10,312</b>	

**Pool Chemicals**

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	\$ 9,568
<b>Total</b>		<b>\$ 9,568</b>	

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

**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	\$ 2,661	\$ 31,933
<b>Total</b>		<b>\$</b>	<b>31,933</b>

**Access Cards**

Represents the estimated cost for access cards to the District's Amenity Center.

**Window Cleaning**

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

**Natural 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	\$ 2,150.00	\$ 25,800.00
Contingency		\$ 350.00	\$ 4,200.00
<b>Total</b>		<b>\$2,500</b>	<b>\$30,000</b>

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

**Water & Sewer**

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>
114 Mistflower Dr	<b>86624406</b>	\$107	\$1,282
41 Keystone Corners BV	<b>86131615</b>	\$603	\$7,234
233 Shinnecock Drive	<b>86793634</b>	\$335	\$4,017
98 Shinnecock Drive	<b>87743236</b>	\$137	\$1,648
29 Mistflower Drive	<b>83742269</b>	\$32	\$389
907 Keystone Corners BV Apt IR01	<b>80913980</b>	\$232	\$2,789
627 Keystone Corners BV APT IR01	<b>86131621</b>	\$439	\$5,262
Contingency		\$615	\$7,378
<b>Total</b>		<b>\$2,500</b>	<b>\$30,000</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.

**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>\$</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.

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

**Office Supplies/Postage**

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

**General Reserves**

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

**Rivers Edge II Community Development District**

**FY 2024 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 2024 Budget Allocation</u>	<u>FY 2024 Per Unit Net Assessment</u>	<u>FY 2024 Per Unit Gross Assessment</u>	<u>FY 2023 Per Unit Gross Assessment</u>	<u>Increase/(Decrease) Per Unit Gross Assessment</u>
Townhomes	0.62	0	334	332	205.84	207.08	\$0.00	\$996.93	\$1,059.44	\$872.37	\$187.07
Single Family - 30'-39' Lot	0.63	68	(68)	0	0	42.84	\$74,390.72	\$1,093.98	\$1,163.81	\$958.31	\$205.50
Single Family - 40'-49' Lot	0.74	125	393	518	383.32	290.82	\$160,625.08	\$1,285.00	\$1,367.02	\$1,125.64	\$241.38
Single Family - 50'-59' Lot	0.87	95	157	252	219.24	136.59	\$143,519.86	\$1,510.74	\$1,607.17	\$1,323.38	\$283.79
Single Family - 60'-69' Lot	1	0	276	266	266	276	\$0.00	\$1,606.24	\$1,708.77	\$1,407.04	\$301.73
Single Family - 70'-79' Lot	1.2	65	0	65	78	0	\$135,445.85	\$2,083.78	\$2,216.79	\$1,825.36	\$391.43
Single Family - 80' Lot	1.33	50	0	50	66.5	0	\$115,475.85	\$2,309.52	\$2,456.93	\$2,023.10	\$433.83
<b>Total</b>		<u>403</u>	<u>1092</u>	<u>1,483</u>	<u>1,218.90</u>	<u>953.33</u>	<u>\$629,457.35</u>				

Platted ERU's 21.79%

Unplatted ERU's 78.21%

Developer Assessments on Unplatted Land \$90,696

**FY 2024 Budget:**

Administrative	\$127,866
Field and Grounds	\$1,201,425
Amenity Center	\$740,688
Less: Other Income	(\$55,582)
Less: Carry Forward	\$0
Less: Developer Contributions	(\$1,294,243)
Less: Admin Assess on Unplatted Land	<u>(\$90,696)</u>
	<u>\$629,457.35</u>

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

<b>Description</b>	<b>Adopted Budget FY2023</b>	<b>Actuals as of 2/28/23</b>	<b>Total Projected 9/30/23</b>	<b>Proposed Budget FY2024</b>
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**Revenues**

Special Assessments	\$ 512,976	\$ 439,708	\$ 513,001	\$ 513,001
Interest Income	\$ 1,500	\$ 5,327	\$ 5,500	\$ 7,500
Carryforward Surplus	\$ 175,016	\$ 174,499	\$ 174,499	\$ 227,488

<b>Total Revenues</b>	<b>\$ 689,492</b>	<b>\$ 619,534</b>	<b>\$ 693,000</b>	<b>\$ 747,989</b>
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**Expenditures**

Interest Expense 11/1	\$ 170,256	\$ 170,256	\$ 170,256	\$ 167,756
Principal Expense 5/1	\$ 125,000	\$ -	\$ 125,000	\$ 130,000
Interest Expense 5/1	\$ 170,256	\$ -	\$ 170,256	\$ 167,756

<b>Total Expenditures</b>	<b>\$ 465,513</b>	<b>\$ 170,256</b>	<b>\$ 465,513</b>	<b>\$ 465,513</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$ 223,980</b>	<b>\$ 449,278</b>	<b>\$ 227,488</b>	<b>\$ 282,476</b>
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Interest Payment 11/1/24 \$ 165,156

<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			\$447,301.59
Less Disc. + Collections 6%			(\$26,838.10)
Direct Invoice			\$92,538
<b>Net Annual Assessment</b>			<b>\$513,001</b>

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

**AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/23			\$167,756	\$167,756
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
05/01/42	\$3,320,000	\$300,000	\$85,490	
11/01/42			\$77,765	\$463,255

**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>
05/01/43	\$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>\$6,805,000 \$5,811,795</b>				<b>\$12,616,795</b>



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

<b>Description</b>	<b>Adopted Budget FY2023</b>	<b>Actuals as of 2/28/23</b>	<b>Total Projected 9/30/23</b>	<b>Proposed Budget FY2024</b>
<b><u>Revenues</u></b>				
Special Assessments - Direct	\$ 552,000	\$ 414,000	\$ 552,000	\$ 552,000
Interest Income	\$ 1,500	\$ 6,640	\$ 10,000	\$ 7,500
Carryforward Surplus	\$ 183,600	\$ 178,246	\$ 178,246	\$ 188,471
<b>Total Revenues</b>	<b>\$ 737,100</b>	<b>\$ 598,886</b>	<b>\$ 740,246</b>	<b>\$ 747,971</b>
<b><u>Expenditures</u></b>				
Interest Expense 11/1	\$ 173,388	\$ 173,388	\$ 173,388	\$ 170,928
Principal Expense 5/1	\$ 205,000	\$ -	\$ 205,000	\$ 210,000
Interest Expense 5/1	\$ 173,388	\$ -	\$ 173,388	\$ 170,928
<b>Total Expenditures</b>	<b>\$ 551,775.00</b>	<b>\$ 173,388</b>	<b>\$ 551,775</b>	<b>\$ 551,855</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 185,325</b>	<b>\$ 425,498</b>	<b>\$ 188,471</b>	<b>\$ 196,116</b>

Interest Payment 11/1/24 \$ 168,408

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

**AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/23			\$170,928	\$170,928
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
05/01/42	\$4,530,000	\$375,000	\$90,600	
11/01/42			\$83,100	\$548,700

**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>
05/01/43	\$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>\$9,495,000 \$6,071,700</b>				<b>\$15,566,700</b>

**Rivers Edge II**  
**Community Development District**  
Capital Reserve Fund Budget

<u>Description</u>	<u>Proposed Budget FY2023</u>	<u>Actual as of 02/28/23</u>	<u>Next Next 7 Months</u>	<u>Total Projected 9/30/23</u>	<u>Proposed Budget FY2024</u>
<b>REVENUES:</b>					
Carryforward	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 127,630
Interest	\$ -	\$ 613	\$ 350	\$ 963	\$ 1,000
Capital Reserve Funding - Transfer In	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 75,000
<b>TOTAL REVENUES</b>	<b>\$ 150,000</b>	<b>\$ 75,613</b>	<b>\$ 75,350</b>	<b>\$ 150,963</b>	<b>\$ 203,630</b>
<b>EXPENDITURES:</b>					
Repair and Replacements	\$ -	\$ 14,333	\$ 9,000	\$ 23,333	\$ 50,000
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 14,333</b>	<b>\$ 9,000</b>	<b>\$ 23,333</b>	<b>\$ 50,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 150,000</b>	<b>\$ 61,280</b>	<b>\$ 66,350</b>	<b>\$ 127,630</b>	<b>\$ 153,630</b>

*D.*

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# RIVERTOWN

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## RECDD II Amenity and Operations Report

*Date of report: 4/19/23*

*Submitted by: Jason Davidson & Kevin McKendree*

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**Gym Equipment Update / No Board action required:**

We are waiting for the installation date to be provided to staff. We have been able to confirm that they have received everything on their end needed to establish scheduling. We continue to follow up with them twice per week, at a minimum, and will continue to do so until scheduling is provided. We will be sure to keep the board(s) apprised as to our progress and we thank you in advance for your continued support and patience during this project.

**Watersong Entrance Waterfall / No Board action required:**

Our in-house team has tried everything we could to remove the calcium deposits on the grout lines of the rock pebbles on the Watersong entrance waterfall. We contacted Investment Painting as they do commercial pressure washing as well to do a test area with a commercial grade chemical. The test area seemed to be very effective, so they are going to clean the entire waterfall next week at a cost of \$400.

**Fountain in pond across from WaterSong / No Board action required:**

The fountain was working intermittently so we shut power off to it to avoid burning up the motor. Charles Aquatics repaired the fountain on Tuesday while they were out working on the one at the main entrance.

**Fountain on Exit Side of Waterfall Pond Repair / No Board action required:**

The fountain at the entrance on longleaf, exit side, was down. We found that there was a crack in one of the underlying pipes inhibiting the water flow. Charles Aquatics executed the repair week of 4/3/2023.

**Right side firepit / No Board action required:**

The fire pit on the right side if you are looking at the river has stopped firing up. We took apart and troubleshot the usual culprits that break but found all to be functional. With this troubleshooting we believe that the module underneath the pit is not functioning correctly, and we have begun the process of outsourcing this repair.

**ADA pads: / No Board action required:**

We have begun the process of pressure washing ADA pads to clear them of dirt and debris throughout the community.

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# RIVERTOWN

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## RECDD I Lifestyle Report

*Date of report: 4/19/23*

*Submitted by: Eric Olsen*

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## **March Events:**

### **The Players Championship Watch Party – March 11<sup>th</sup> & 12, 2023**

The putt-putt course we built was entertaining and well-utilized by the residents that week and the week after. No one participated in the “Best Dressed Contest,” but the kids had fun!

### **March Madness Bracket Challenge –March 12<sup>th</sup>, 2023**

Congratulations to the UConn Huskies on their win, and congrats to the top three resident finishers in the neighborhood. A year of bragging rights awaits them!

### **RiverTown Fishing Tournament - March 13<sup>th</sup>, 2023**

The weather was a bit of a downer at the first RiverTown Fishing Tournament, as it was cold and rainy for the entire day, but that didn't stop the brave souls that participated from trying to catch a fish! Sadly, no fish were caught, but a bad day fishing is still a pretty great day!

### **Movie at the Amphitheater – March 14<sup>th</sup>, 2023**

Our movie night for March was the movie “Lightyear.” The beer/wine tent was a hit, as always! It was a little chilly, but the turnout was good; around 50 residents participated.

### **Robotics Day Camp – March 15<sup>th</sup>, 2023**

RoboThink First Coast put on a spectacular camp for our children learning how to code and build robots. We're looking forward to more programs with them in the future.

### **RiverTown Field Day – March 16<sup>th</sup>, 2023**

What a big day for the kids at Field Day! We have an incredible turnout of over 500 people for our inaugural event. The races were so much fun! We did a three-legged race, a potato sack race, a HUGE tug of war, and a water balloon toss (that went about as smoothly as one would expect 250 kids with water balloons to go). The MVP of the day was CGC Water which sponsored free water for all the kids and parents, and they are a great new partner! The rest of the day was rock walls, obstacle courses, kickball with the kids, and a fantastic day.

### **St Patrick's Day Concert – March 17<sup>th</sup>, 2023**

The day started with a DJ Pool Party at the Riverclub. It was a beautiful night! The party continued at the Amphitheater with Bold City Classics Party Band, who rocked the house! The café had a record-breaking Friday Night as well.

## **April Events:**

### **Easter Egg Hunt – April 15<sup>th</sup>, 2023**

Our free event on Saturday, April 15th, 2023, from 11:00 AM to 2:00 PM is an all-ages Easter Egg Hunt at the RiverHouse Soccer Field with Arts and Craft, tattoo artists, bounce house, and obstacle courses, food trucks, music, and of course, eight thousand easter eggs!

The Hunt starts at 3:30 PM.



First Group - Ages 0-2

Second Group - Ages 3-5

Third Group - Ages 6-8

Fourth Group - Ages 9+

We will have a photo booth with an Easter Bunny and Arts n' Crafts for the kids to take home!

**The Goonies Movie Night at the RiverClub Amphitheater – April 25<sup>th</sup>, 2023**

We will show the classic film The Goonies at the RiverClub with a beer, wine, and water tent for refreshments and a food truck.

**Earth Day Community Clean-Up Day – April 22<sup>nd</sup>, 2023**

CDD1 is sponsoring a Community Clean Up Day for Earth Day this year.

**RiverTown Community Garage Sale – April 29<sup>th</sup>, 2023**

Everyone's favorite day of the year is Garage Sale Day here in RiverTown. We have an official RiverTown make to make it easier to find the participating houses this year.

**May Events:**

**May The Fourth Be With You – May 4<sup>th</sup>, 2023**

May the Fourth is International Star Wars Day, and we will show "Episode 4: A New Hope" at the RiverClub Amphitheater.

**RiverTown Kickball World Series May 6<sup>th</sup>, 2023**

Bragging rights are on the line for the best ballers in the neighborhood. Teams of 10 will be squaring off against each other in a single elimination tournament to crown the best kickballers in RiverTown!

**Cornhole Championship – May 20<sup>th</sup>, 2023**

The only actual test of athletic skill and courage is, of course, cornhole! Residents will team up and compete in a bracket until the thrilling showdown at the end. With sharp aim and determination, anyone can be a champion!

**RiverTown Baseball Night with the Jacksonville Jumbo Shrimp – May 26<sup>th</sup>, 2023**

Prepare to cheer on the home team and enjoy a fun-filled day with your RiverTown neighbors at the ballpark! From the crack of the bat to the smell of fresh popcorn, a Jumbo Shrimp baseball game is sure to be a home run for everyone in the community.

2.



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

## Service Report

**Date :** March, 2023

**Field Techs:** Mike Liddell  
Justin Powers  
Clayton Wilford

**Client:** RiverTown

**Pond A:** Treated baby tears around pond.



**Pond B:** Algae treatments have been effective.



**Pond C:** Applied algaecide to pond.



**Pond D:** Lily treatments have been effective.



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



**Pond G:** Applied algaecide.



**Pond H:** Algae treatments have been effective.



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



**Pond J:** Treated perimeter vegetation.





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

**Pond L:** Pond is in good condition; previous treatment was effective.



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



**Pond Q:** No trash noticed, previous treatment was effective.



**Pond R:** Picked up minor trash, pond looks good.



**Pond S:** Pond in good condition. No algae noticed.



**Pond T:** Pond is in good condition.

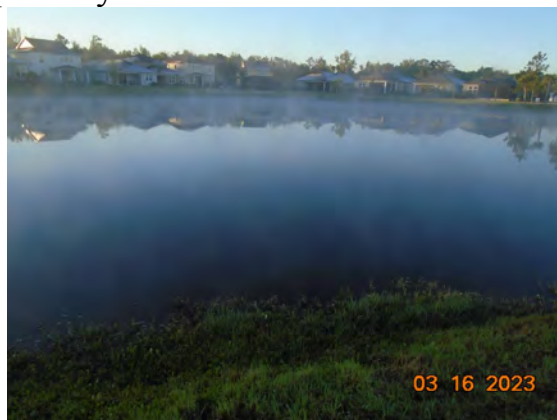


**Pond U:** Pond in good condition, treated minor algae.

**Pond V:** previous treatment was effective. Pond in good condition.



**Pond W:** Applied pond dye.



**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)** Algae treatments have been effective.



**Pond AA: (Homestead)** Applied pond dye.



**Pond BB: (Homestead)** No algae noticed.





**Pond CC:** previous treatment was effective.



**Pond DD:** Removed trash and treated for algae.



**Pond EE:** Treated for algae.



**Pond FF:** Pond looks good. Treated for algae.



**Pond GG:** Pond in good condition, previous treatment was effective.

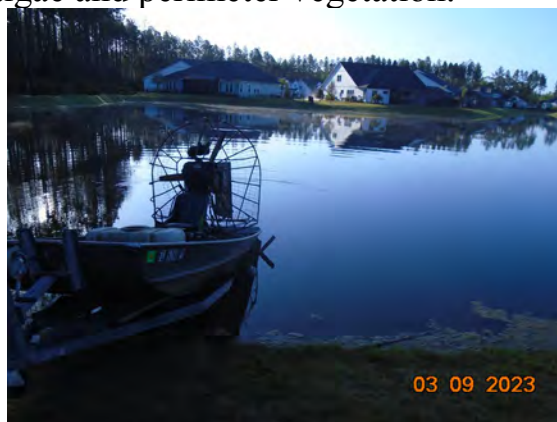


**Pond HH:** previous treatments appear effective.



**Pond II:** Pond in good condition, algae noticed.

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



**Pond KK:** Treated perimeter vegetation.



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



**Pond MM:** Previous treatment was effective.



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



**Pond OO:** Pond looks good. Previous treatment was effective.



Pond had pollen on the surface.



**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:**



**Pond VV:** Previous treatment was effective no trash or algae noticed.



**Pond WW:** Pond in good condition, treated perimeter weeds.



**Pond XX:** Pond in good condition, no algae noticed, treated perimeter weeds.



**Pond ZZ:** Pond in good condition, no algae noticed. Picked up trash.



**Pond AAA:** Pond in good condition. Water level is low.

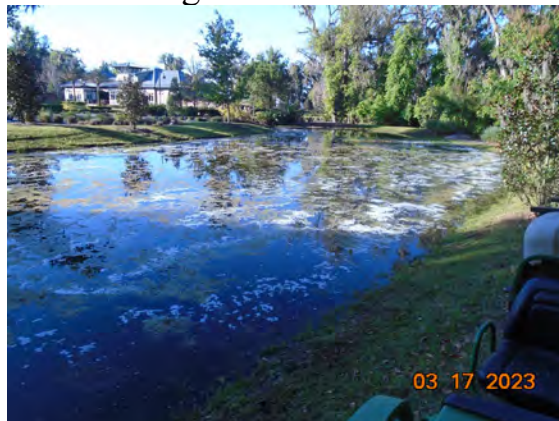




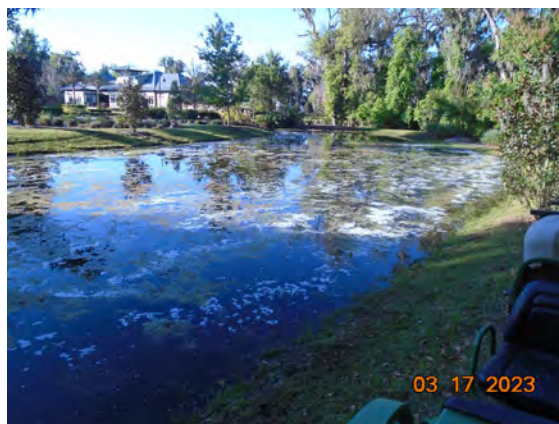
**Pond CR-7 (front):** Pond looks great, previous treatments were effective.



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



**Pond River Club 2:** Treated algae.



## **Water Song/ Clayton Wilford**

**Pond 1:** Treated heavily for algae.



**Pond 2:** Treated for perimeter vegetation.



**Pond 3:** No invasive species.





**Pond 4:** No invasive species. Water level is still low.



**Pond 5:** Previous treatment was greatly effective. Water clarity significantly improved.



**Pond 6:** Previous treatment was very effective. The remaining algae is decaying.

No picture

**Pond 7:** Treated for minor pennywort.



**Pond 8:** Previous treatment was effective. Minor algae growths due to decaying vegetation.



**Pond 9:** No invasive species noted. Good sized gator in the pond.



**Pond 10:** Water clarity improved. No new growth noted.



**Pond 11:** Treated for minor torpedo grass and cattail blooms.



**Pond 12:** No new growth noted. Water clarity is excellent.



**Pond 13:** Water level is still extremely low.



**Pond 14:** Previous treatment was highly effective.



**Pond 15:** No new growth noted. I would highly recommend doing an alum treatment on the pond when construction is complete.



*E.*





## **Rivers Edge CDD – I, II, and III**

### **Landscape Update for April 2023**

- **General Maintenance**

- Our maintenance team has mowed all common grounds throughout community and have been cleaning up shrub beds
- We have Detailed and Cleaned up the Riverhouse and Riverclub.
- We have completed Renderings for the front entrance of Main Street, Roundabouts on SR 13, and The River House.
- Team is spraying for weeds throughout the community and trimming shrubs.
- Team has been spraying all mulch beds for clean appearance.
- Mattamy, Vesta, and Yellowstone are doing monthly drives throughout the community to check on status of concerned areas and the overall appearance of the community.
- We have started Installing Pine Straw and Mulch Throughout the community. We are projecting to complete by the end of April.
- Annual flowers have been installed along with fresh and rich soil. We raised the beds for a better show. We installed Vic Blue Salvia in the back, Pink Begonias in the middle, and Durango Yellow Marigolds in front. This will give the Spring feel and look amazing. The next rotation will be July.
  - The low beds have caused the flowers in the past to decline prematurely and not show off as intended.
    - This is caused by the flowers staying too saturated which causes the roots to rot.
- Proper mowing heights for each type of turf will be achieved throughout the winter and early spring months.
  - Because of this you will see scalping occasionally until the proper height is achieved.
    - Ex. If you want to maintain a height of 4in you need to drop the level of the existing canopy of the turf to between 3.5-3.75 so that the new

green growth is what is showing after each mowing occurrence moving forward.

- **Irrigation**

- Techs have been running through system and making repairs as we go.
- All clocks are being set to run Three times a week due to Warm temperatures and the drought we are in.
- Lead tech is working with IQ system to help system run more efficiently.
- We are setting three day rain delays when we have rain
- We have cut the water bill in half
- Other options are being looked at to make the system more efficient and save on the annual water cost.
  - Items being looked at:
    - Eliminating bubblers on established trees that do not need them anymore
    - Making sure all rain sensors are operational
    - Adding rain sensors to battery operated valves
      - Each area will be different depending on layout and justification of cost.
        - Some will be looked at to be added to a clock with wiring.
        - Others will be looked at for rain sensor installation and hidden by plant material if required.
  - Full Irrigation inspection report will be sent over once we have run through entire system

- **Fert/Chem**

- Our techs will be fertilizing the entire property this month with 21-7-14 Granular. Lots of Iron in this treatment to get turf to push and green up.
- We will treat for turf weeds throughout community.
  - Seasonal weeds such as chamber bitter is popping up in a lot of areas already.
- The turf is starting to push growth. We have had record warm temperatures during this time, so our team has been doing full maintenance throughout community.
- Lead tech is Treating Viburnum throughout the community with fertilizer to promote healthy growth and to help keep them full.

- **Arbor**

- We will continue to lift low hanging trees throughout community each week for line of site issues, safety issues, aesthetics, and improved tree health with balanced weight distribution from the branches.



## *FIFTH ORDER OF BUSINESS*

*A.*

**RESOLUTION 2023-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS  
EDGE II COMMUNITY DEVELOPMENT DISTRICT ADOPTING  
DISCIPLINARY RULES; 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 created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

**WHEREAS**, the District’s Board of Supervisors (“**Board**”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*, and to authorize user charges or fees; and

**WHEREAS**, the Board accordingly finds that it is in the best interest of the District to adopt by resolution amended and restated Suspension and Termination of Access Rules (“**Disciplinary Rules**”) which relate to penalties for violations of the District’s amenity rules and policies, as may be amended or updated from time to time for immediate use and application; and

**WHEREAS**, the Board has complied with applicable Florida law concerning rule development and adoption.

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

**SECTION 1.** The Disciplinary Rules attached hereto as **Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Disciplinary Rules shall remain in full force and effect until such time as the Board may amend or replace them.

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

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

**PASSED AND ADOPTED** this 19<sup>th</sup> day of April, 2023.

**ATTEST:**

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary

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Chairman, Board of Supervisors

## **EXHIBIT A**

### **SUSPENSION AND TERMINATION OF ACCESS RULE**

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2022)

Effective Date: \_\_\_\_\_, 2023

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**In accordance with Chapters 190 and 120 of the Florida Statutes, and on \_\_\_\_\_, 2023 at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Rivers Edge II Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.**

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**1. Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District (“Amenity Centers” or “Amenity Facilities”).

**2. General Rule.** All persons using the Amenity Facilities and entering District properties are responsible for compliance with the rules and policies established for the safe operation of the District’s Amenity Facilities.

**3. Patron Card.** Patron Cards are the property of the District. The District may request surrender of, or may deactivate, a person’s Patron Card for violation of the District’s rules and policies established for the safe operation of the District’s Amenity Facilities.

**4. Suspension and Termination of Rights.** The District, through its Board, District Manager, and General Manager shall have the right to restrict, suspend, or, after opportunity for a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a Patron Card or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
- g. Treating the District’s staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;

- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, amenities management, contractors, representatives, residents, Patrons or Guests;
- k. Committing or being alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

**5. Authority of District Manager and General Manager.** The District Manager, General Manager or their designee has the ability to remove any person from one or all Amenities if a Violation occurs or if in his/her reasonable discretion it is the District's best interests to do so. The District Manager, General Manager or their designee may each independently at any time restrict or suspend for cause or causes, including but not limited to those Violations described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or longer if such individual requests deferment of his or her right to due process. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

**6. Administrative Reimbursement.** The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

**7. Property Damage Reimbursement.** If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property

Damage Reimbursement”). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

**8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.**

- a. If a person’s Amenity Facilities privileges are suspended, as referenced in Section 5, a hearing shall be held at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the suspendee.
- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person’s escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
- d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board’s determination at such hearing.
- g. Failure of the suspendee to attend the hearing shall not affect staff’s or the

Board's ability to impose a suspension or termination.

**9. Suspension by the Board.** The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted at the next scheduled Board meeting in accordance with Section 8.

**10. Automatic Extension of Suspension for Non-Payment.** Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

**11. Appeal of Board Suspension.** After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the imposition or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension, termination, Administrative Reimbursement, or Property Damage Reimbursement should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

**12. Legal Action; Criminal Prosecution; Trespass.** If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant or order is issued by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenity Facilities after expiration of a suspension imposed by the District.

**13. Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force

and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**14. Reciprocity.** Because Patrons of the Rivertown community also have access to amenities in Rivers Edge II Community Development District and Rivers Edge III Community Development District, a suspension or termination from either district's amenity facilities shall operate as a suspension or termination from the District's Amenity Facilities as well. The obligation to satisfy all procedural requirements for suspension, termination, or imposition of an Administrative Reimbursement or Property Damage Reimbursement, shall lie with the District in which the Violation occurred.



*B.*

*1.*

## **COST-SHARE STATUS COVER SHEET**

*Instructions to Staff: Please complete this form and attach as a cover sheet to each proposal presented for approval.*

**Proposal:** RiverHouse Mound Repair

**1. Is the cost for this work intended to be shared?**

☒ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by: [Choose One]  
(Please leave remainder of form blank)

**2. If yes, please check one of the following:**

☐ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

☒ This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

*[End of Cover Sheet]*

## COST SHARE REQUEST

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Party: Rivers Edge CDD

- Request:      ☒ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)
- ☐ Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:  
This is to repair the washout on the Mound at the RiverHouse located behind the playground.

Total Proposed  
Compensation:      \$ 4,531.42

Cost Share		
Calculation:	<u>\$1,487.67</u>	<u>Rivers Edge</u>
	<u>\$1,399.30</u>	<u>Rivers Edge II</u>
	<u>\$1,644.45</u>	<u>Rivers Edge III</u>

Methodology  
Consultant Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

If requesting addition of new improvements:

Engineer  
Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

*[Please attach this page for supplemental maintenance services for existing Improvements]*

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned supplemental maintenance services shall be subject to and governed by the Interlocal Agreement.

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE III CDD**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_



Proposal #288133

Date: 02/24/2023

From: Michael Scuncio

Proposal For

Rivers Edge CDD I

c/o Vesta Property Services  
475 West Town Pl Suite 114  
Saint Augustine, FL 32092

main: 904-679-5523  
mobile:  
j davidson@vestapropertyservices.com

Location

475 West Town Place Suite 114

St. Augustine, FL 32092

Property Name: Rivers Edge CDD I

Revamp irrigation at Ant Hill and repair sod from washout

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Bermuda Sod	3.00	\$1,710.00
Soil	3.00	\$150.00
Irrigation material	1.00	\$571.42
General Labor	30.00	\$2,100.00

Client Notes

Yellowstone will rework irrigation at Ant Hill so that the irrigation shoots up rather than have a rotor at top that continues to be dig out. We will add soil at the top of the mound and repair sod that was damaged from previous washouts

Signature

SUBTOTAL \$4,531.42

SALES TAX \$0.00

TOTAL \$4,531.42

x

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Michael Scuncio

Office:

[mscuncio@yellowstonelandscape.com](mailto:mscuncio@yellowstonelandscape.com)

2.



## **COST-SHARE STATUS COVER SHEET**

*Instructions to Staff: Please complete this form and attach as a cover sheet to each proposal presented for approval.*

**Proposal:** \_\_\_\_\_

**1. Is the cost for this work intended to be shared?**

☐ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by: \_\_\_\_\_  
(Please leave remainder of form blank)

**2. If yes, please check one of the following:**

☐ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are “Shared Costs”, as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

☐ This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

*[End of Cover Sheet]*

## COST SHARE REQUEST

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Party: \_\_\_\_\_

- Request: ☐ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)
- ☐ Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Total Proposed  
Compensation: \$ \_\_\_\_\_

Cost Share  
Calculation: \_\_\_\_\_ Rivers Edge  
\_\_\_\_\_ Rivers Edge II  
\_\_\_\_\_ Rivers Edge III

Methodology  
Consultant Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_

(Date)

If requesting addition of new improvements:

Engineer  
Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_

(Date)

*[Please attach this page for supplemental maintenance services for existing Improvements]*

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned supplemental maintenance services shall be subject to and governed by the Interlocal Agreement.

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE III CDD**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_



Proposal #288815

Date: 02/28/2023

From: Michael Scuncio

Proposal For

Rivers Edge CDD III

c/o Vesta Property Services  
475 West Town PI Suite 114  
Saint Augustine, FL 32092

main: 904-679-5523  
mobile:  
j davidson@vestapropertyservices.com

Location

475 West Town Place Suite 114

St. Augustine, FL 32092

Property Name: Rivers Edge CDD III

Replace plant material from freeze at berm before The Settlement

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
3G Duranta	140.00	\$2,380.00
3G Walters Viburnum	25.00	\$437.50
General Labor	24.00	\$1,680.00

Client Notes

Yellowstone will replace plant material that was lost from freeze

Signature  x	SUBTOTAL	\$4,497.50
	SALES TAX	\$0.00
	TOTAL	\$4,497.50

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Michael Scuncio

Office:  
mscuncio@yellowstonelandscape.com

3.

*a.*

## COST-SHARE STATUS COVER SHEET

*Instructions to Staff: Please complete this form and attach as a cover sheet to each proposal presented for approval.*

Proposal: The Settlement Landscape Addendum

**1. Is the cost for this work intended to be shared?**

☒ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by: [Choose One]  
(Please leave remainder of form blank)

**2. If yes, please check one of the following:**

☒ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

☐ This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

*[End of Cover Sheet]*



## COST SHARE REQUEST

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Party: Rivers Edge III CDD

Request: ☐ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)  
☒ Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:  
The Settlement Landscape Addendum from Yellowstone for services.

Total Proposed  
Compensation: \$ 43,860.00

Cost Share		
Calculation:	<u>\$ 14,399.24</u>	Rivers Edge
	<u>\$ 13,543.97</u>	Rivers Edge II
	<u>\$ 15,916.79</u>	Rivers Edge III

Methodology  
Consultant Approval:

(Signature)

(Date)

If requesting addition of new improvements:

Engineer  
Approval:

(Signature)

(Date)

*[Please attach this page for supplemental maintenance services for existing Improvements]*

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned supplemental maintenance services shall be subject to and governed by the Interlocal Agreement.

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE III CDD**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_



Landscape Maintenance Services Proposal  
prepared for

# **Rivers Edge- Settlement Addendum**

February 06, 2023



**YELLOWSTONE**  
LANDSCAPE

EXHIBIT "A"

LANDSCAPE MANAGEMENT SERVICES

PRICING SHEET

RIVERS EDGE-SETTLEMENT ADDENDUM

Core Maintenance Services	
<b>Mowing</b> Includes Mowing, Edging, String Trimming, & Cleanup	\$23,778
<b>Detailing</b> Includes Shrub Pruning, Tree Pruning, & Weeding	\$11,092
<b>IPM</b> Includes Fertilization & Pest Control Applications	\$4,550
Irrigation Inspections	\$2,340
<b>Palm Pruning</b> Prune Palms 1 Time Per Year	\$2,100
<b>Total</b>	<b>\$43,860</b>

<b>Grand Total Annual:</b>	<b>\$43,860.00</b>
<b>Grand Total Monthly:</b>	<b>\$3,655.00</b>

# EXHIBIT "B"

## PERFORMANCE STANDARDS

### RIVERS EDGE-SETTLEMENT ADDENDUM

Managing the needs of your unique landscape requires careful planning and attention to detail. Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment. Should you ever have additional needs, questions or concerns, please ask us.

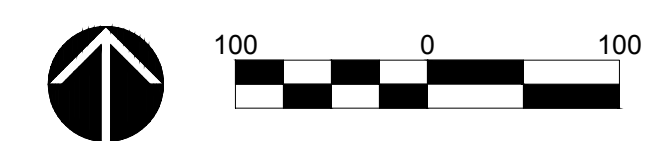
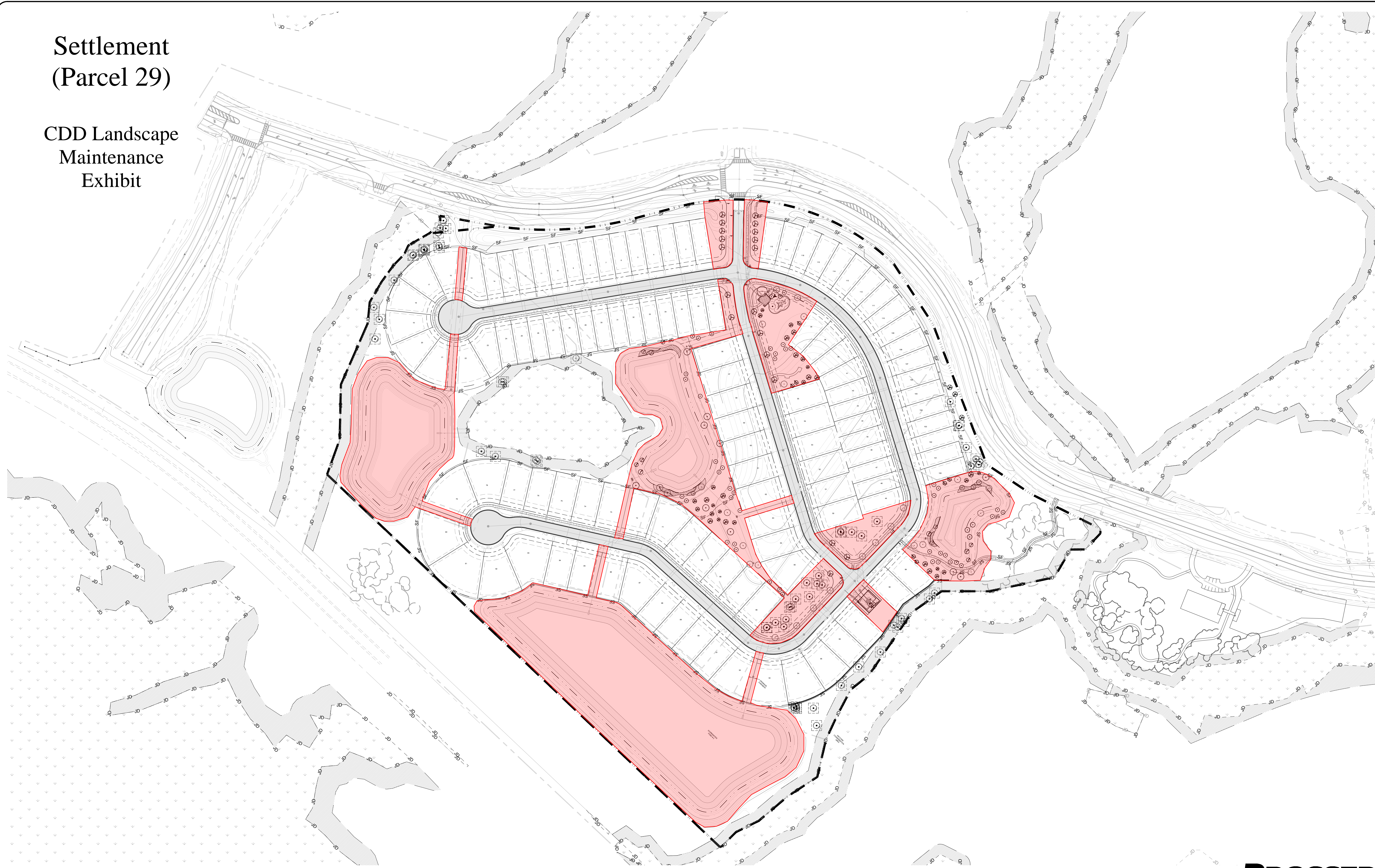
Geographic location and climate play a major role in the timing of our service delivery; schedules are adjusted to coincide with seasonal growth rates in order to maintain a consistent, healthy appearance. Services missed due to inclement weather will be made up as soon as possible. The following table summarizes our planned visits for completing each of the services performed on your property:

Service	Visits
Maintenance	42
Detailing	12
IPM - Fertilization & Pest Control	6-Blanket Turf Applicatons 2-Blanket Shrub Applications
Irrigation Inspections	12
Mulch	Per Request
Tree Pruning	1
Palm Pruning	1



Settlement  
(Parcel 29)

CDD Landscape  
Maintenance  
Exhibit





*b.*

## **COST-SHARE STATUS COVER SHEET**

*Instructions to Staff: Please complete this form and attach as a cover sheet to each proposal presented for approval.*

Proposal: The Settlement Ponds BBB,CCC,DDD & E

**1. Is the cost for this work intended to be shared?**

☒ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by: [Choose One]  
(Please leave remainder of form blank)

**2. If yes, please check one of the following:**

☒ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

☐ This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

*[End of Cover Sheet]*



## COST SHARE REQUEST

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Party: Rivers Edge III CDD

Request: ☐ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)  
☒ Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:  
The Settlement Landscape Addendum from Yellowstone for services.

Total Proposed  
Compensation: \$ 404.00

Cost Share		
Calculation:	<u>\$ 132.63</u>	Rivers Edge
	<u>\$ 124.76</u>	Rivers Edge II
	<u>\$ 146.61</u>	Rivers Edge III

Methodology  
Consultant Approval:

(Signature)

(Date)

If requesting addition of new improvements:

Engineer  
Approval:

(Signature)

(Date)

*[Please attach this page for supplemental maintenance services for existing Improvements]*

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned supplemental maintenance services shall be subject to and governed by the Interlocal Agreement.

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE III CDD**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_



## Aquatic Management Agreement

This **Agreement** dated January 10, **2023**, is made between **Charles Aquatics, Inc.**, a Florida Corporation, and

Name Rivers Edge III c/o Kevin McKendree

Property Address Wambaw Dr in The Settlement

Billing Address 475 West Town Place, Suite 114, St Augustine, FL 32092

Phone 904-679-5523 Cell \_\_\_\_\_ E-Mail kmckendree@vestapropertyservices.com

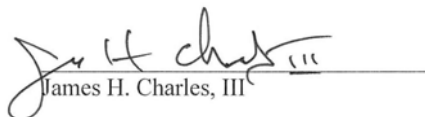
Hereinafter called "**CLIENT**".

- 1) **Charles Aquatics, Inc.**, agrees to provide monthly visual inspections of the waterway(s) and application of herbicides or algacides, as needed, in accordance with the terms and conditions of this **Agreement** and within all applicable governmental regulations for a period of twelve (12) months from the date of the execution of this **Agreement** at the following location(s): Four (4) ponds located in The Settlement in St Johns County, FL.
- 2) **CLIENT** agrees to pay **Charles Aquatics, Inc.**, the following sum(s) for the listed aquatic management services:

a) <b>Monthly Aquatic Management Services</b>	<b>\$ <u>404.00</u></b>
b) Comprehensive Service Reports following each treatment	\$ <u>Included</u>
c) Pollution Liability Insurance	\$ <u>Included</u>
d) <b>Grass Carp stocking (Upon Approval)</b>	<b>\$ <u>8.00/fish</u></b>
e) <b>Permitting for Grass Carp</b>	<b>\$ <u>Included</u></b>
f) <b>Fabrication and Installation of Aluminum Fish Barriers</b>	<b>\$ <u>55/sq. ft</u></b>

- 3) **The terms and conditions in this entire Agreement (to include pages 2 and 3) form an integral part of this Agreement and the CLIENT hereby acknowledges that he has read, is familiar with, has checked and initialed all boxes listing DISCLOSURE conditions (a) through (i) on page 2, and will comply with the contents thereof.**

**Charles Aquatics, Inc.**

  
James H. Charles, III

**Client**

**Sign** \_\_\_\_\_

**Print** \_\_\_\_\_

**Date** \_\_\_\_\_

- 4) Payment - This contract has a Net 30 payment requirements. Payments made after 30 days from the date of the invoice will be assessed interest charges in the amount of 1.5% for each month payment is late.
- 5) The offer contained herein is withdrawn and this **Agreement** shall have no further force and effect unless executed and returned by the **CLIENT** to **Charles Aquatics, Inc.** within 30 days of the issuance.

## **Terms and Conditions**

- 1) **Control Methods** - Aquatic Management services will be provided by procedures consistent with environmentally safe water management practices using one or more of the following established methods and techniques where applicable and as indicated on page one (1) of this agreement for the control of non-native, invasive aquatic weeds:
  - a) **Chemical Control** - Chemical control consists of periodic applications of aquatic herbicides and algacides to control aquatic weeds and filamentous and macrophytic algae. When necessary and prior to treatment with aquatic herbicides or algacides, oxygen tests will be conducted to ensure oxygen levels are adequate for fish and other aquatic life survival. There is no additional charge for indicated routine oxygen testing. Planktonic algae, Spikerush and Cyanobacteria will be an additional fee to control.
  - b) **Biological Control** - Biological control consists of the stocking of weed eating fish, *primarily triploid grass carp*. **CLIENT** acknowledges that prior to fish stocking, governmental permits may be required, and that there may be further requirements for the installation of fish barriers. Fish barrier installation is a separate service from fish stocking and may be provided at no additional cost.
  - c) **Mechanical Removal** - Mechanical removal consists of the physical removal of aquatic weeds from waterways. The disposal site of aquatic weeds will be determined by mutual agreement between **Charles Aquatics, Inc.** and the **CLIENT**. Mechanical removal of aquatic weeds may be performed at an additional cost to the **Client**. **This Service is not included in this agreement but available for an additional fee.**
  - d) **Trash Removal** - Trash removal consists of the physical removal of **minor** trash floating within and from the areas immediately surrounding the **Client's** waterway(s) and may be provided at no additional cost. Minor trash is defined as the amount of trash that can fit into a 5 gallon bucket. More trash than that will be an additional cost at \$75/manhour.
- 2) **Disclosure** - **CLIENT** agrees to disclose, by checking and initialing boxes adjacent to subparagraphs (a) through (i) below, the existence of any of the following which presently exist or will be expected to exist in the treated waterway(s) during the entire term of this **Agreement** and any extension(s) thereof.

	YES	NO	INITIALS
a) Water used for irrigating landscape around ponds is "effluent" or reclaimed water.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Water from the treated waterway(s) is used for irrigation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Water from the treated waterway(s) is used for human or animal consumption.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Treated waterways are not used for swimming by humans or pets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Treated waterways have been mitigated (government required aquatic planting) or are scheduled to be mitigated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Any special use of treated waterway which may conflict with treatments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) The presence of fish such as triploid grass carp, tilapia or koi in the treated waterway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Restrictions on the use of any aquatic herbicides or algacides in the waterways to be treated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Existence of other aquatic management programs being conducted in the same waterway(s) which Charles Aquatics, Inc. is treating.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- j) **CLIENT** agrees to provide **Charles Aquatics, Inc.** additional details on any conditions (s) checked "YES" in boxes adjacent subparagraphs (a) through (i) above on the spaces below:

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- k) **CLIENT** agrees that its failure to disclose any conditions (s) listed in (a) through (i) above may compromise **Charles Aquatics'** capacity to adequately perform satisfactory aquatic management service and may necessitate renegotiation of the **Agreement**.
- l) Any failure of **CLIENT** to disclose conditions listed in (a) through (i) above on the date of the execution of this Agreement which may hinder or significantly change **Charles Aquatics'** ability to provide satisfactory aquatic management service does not relieve **CLIENT's** obligation to pay **Charles Aquatics, Inc.** for service provided under the terms and conditions of this **Agreement**.
- m) Disclosure by checking and initialing boxes listing **certain** conditions adjacent to subparagraphs (a) through (i)

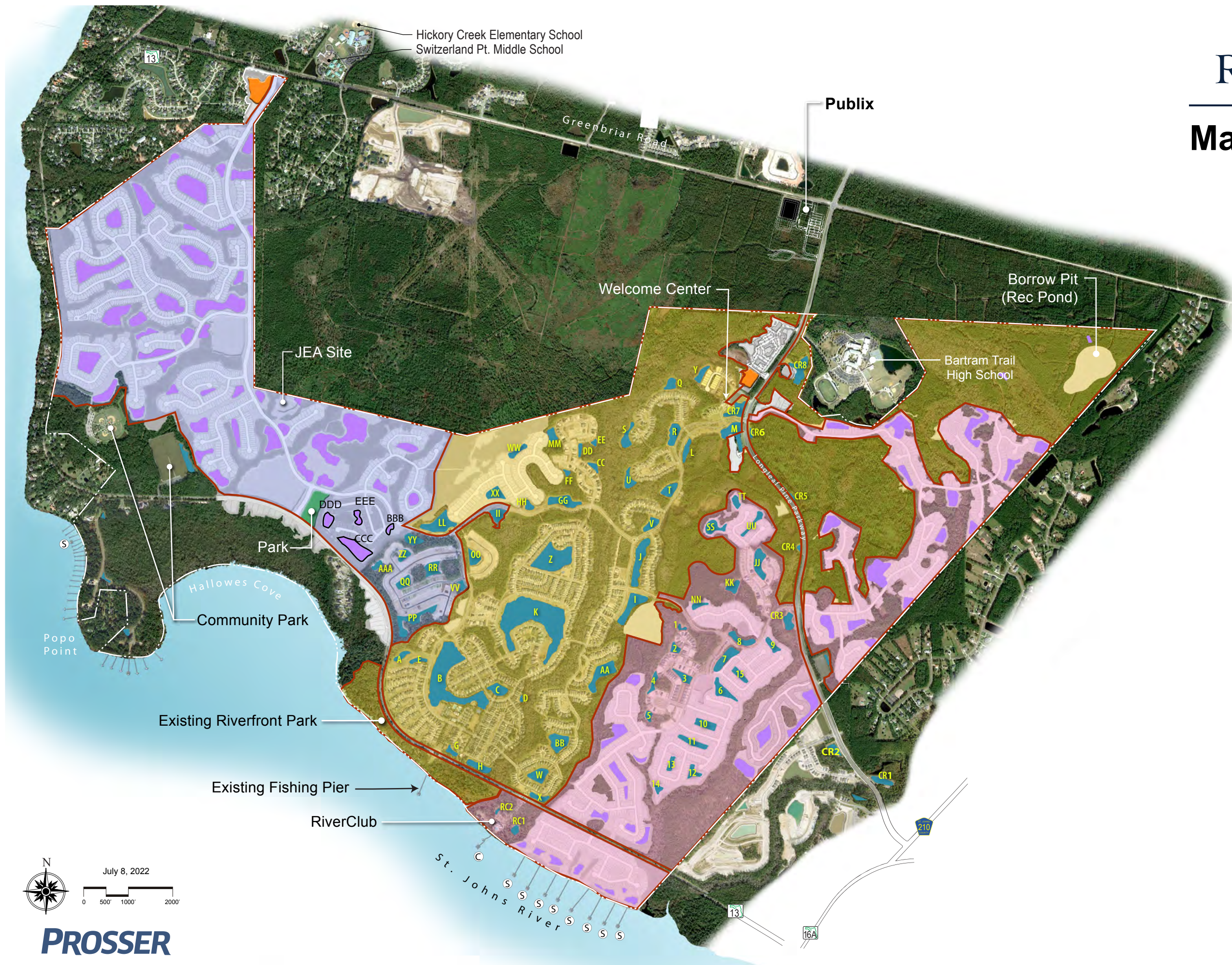
above may be cause for **Client** and **Charles Aquatics, Inc.** to renegotiate this **Agreement** prior to the provision of any service by **Charles Aquatics, Inc.**

- 3) **Time-Use Restrictions** - When federal and state regulations require water time-use restrictions following the application of aquatic herbicides, **Charles Aquatics, Inc.**, will notify the **CLIENT** in writing of such restrictions at the time of treatment. It shall be the responsibility of the **CLIENT** to comply with the restrictions throughout the required period of time-use restrictions. **CLIENT** understands and agrees that notwithstanding any other provisions of this **Agreement**, **Charles Aquatics, Inc.** does not assume any liability for failure by any party to be notified of, or comply with, the above time-use restrictions.
- 4) **Access** - **CLIENT** agrees to provide adequate access of aquatic management equipment to waterway(s) being treated. Adequate access will be determined by **Charles Aquatics, Inc.** and the **Client**. Access routes must be a minimum of ten (10) feet in width, and ten (10) feet high; must provide a firm surface for the passage of boats, boat trailers, and towing vehicles; must have a grade no greater than forty five (45) degrees; and not require crossing bulkheads surrounding waterways. In the event it is deemed there are not adequate access routes to waterways for aquatic management equipment, this **Agreement** may be terminated or renegotiated.
- 5) **Effective Date** - The effective date of this **Agreement** is the first day of the month in which aquatic management services are first provided.
- 6) **Termination** - Termination of this **Agreement** may be made in writing at any time by **Charles Aquatics, Inc.** or by the **CLIENT**. The effective date of any termination will be the last day of the month during which written notice is received by **Charles Aquatics, Inc.** *In the event Client terminates the agreement prior to the end of the initial year, Client agrees to pay Charles Aquatics, Inc. for the balance of the agreement.*
- 7) **Renewal** - Upon completion of this **Agreement** or any extension thereof, this **Agreement** shall be extended for a period equal to its original term unless terminated by either party. To compensate for economic forces beyond the control of **CHARLES AQUATICS, Inc.**, **Client** agrees to pay an annual four percent (4%) increase for provided aquatic management services. The increase will be rounded off to the nearest dollar.
- 8) **Insurance Coverage** - **Charles Aquatics, Inc.** shall maintain the following insurance coverage: Automobile Liability, General Liability and Pollution Liability. Workers' Compensation coverage is also provided. **Charles Aquatics, Inc.** will submit copies of current insurance certificates upon request.
- 9) **Disclaimer** - Neither party to this **Agreement** shall be responsible for damages, penalties or otherwise any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, acts of God, war, governmental orders and regulations, curtailment or failure to obtain sufficient materials or other force majeure condition (whether or not the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
- 10) **Authorized Agent** - **CLIENT** warrants that he is authorized to execute this **Aquatic Management Agreement** on behalf of the riparian owner and to hold **Charles Aquatics, Inc.**, harmless for consequences of such service not arising out of the sole negligence of **Charles Aquatics, Inc.** This would include injury or death to humans or animals who swim, drink or fish in waterways.
- 11) **Monthly Payments** - The monthly amount is firm for the entire term of the original **Agreement**. **CLIENT** understands that, for convenience the annual agreement payments will be distributed equally over a twelve (12) month period and that individual monthly billings may not necessarily reflect fluctuating costs of service. **CLIENT** agrees to reimburse **CHARLES AQUATICS, Inc.** for any bank charges resulting from a returned check for insufficient funds.
- 12) **Damages** - **Charles Aquatics, Inc.** agrees to hold **CLIENT** harmless from any loss, damage or claims arising out of the sole negligence of **Charles Aquatics, Inc.** However, **Charles Aquatics, Inc.** shall in no event be liable to the **CLIENT** or to others, for indirect, special or consequential damages to property resulting from normal activities performed in a responsible manner.
- 13) **Non-Payment, Default** - In the case of non-payment by the **CLIENT**, **Charles Aquatics, Inc.** reserves the right following written notice to the **CLIENT** to terminate this **Agreement**, and reasonable attorneys' fees and costs of collection shall be paid by the **CLIENT**, whether suit is filed or not. In addition, interest at the rate of one and one half percent (1.5%) per month may be assessed for the period of delinquency.
- 14) **Assignment of the Agreement** - This **Agreement** is not assignable by the **CLIENT** except upon prior written consent by **Charles Aquatics, Inc.**
- 15) **Alterations and Modifications** - This three (3) page **Agreement** constitutes the entire **Agreement** of the Parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both **Charles Aquatics, Inc.** and the **CLIENT**.

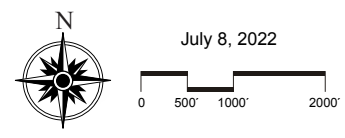


# RIVERTOWN

## Master Plan 2022



- RECDD 1 Boundary
- RECDD 2 Boundary
- RECDD 3 Boundary
- Existing Stormwater Ponds
- Future Stormwater Ponds
- Stormwater Discharge
- FF** Pond Name/Number



**PROSSER**

113094.09

Site plan is conceptual in nature and is merely an artist's rendition. This plan is solely for illustrative purposes and should never be relied upon. ©2022 Mattamy Homes. All rights reserved.



4.

## Rivers Edge II Community Development District

FY2023 Funding Request #53  
11-Apr-23

Vendor				Amount	
1	Charles Aquatics, Inc				
	April Lake Maintenance	Inv #47767	4/1/23	\$	1,889.00
2	Dynamic Security Professionals Inc				
	Quarterly Monitoring	Inv #42110	3/24/23	\$	105.00
3	Governmental Management Services				
	April Invoice	Inv #64	4/1/23	\$	3,608.45
4	Hagan Ace Hardware				
	Maintenance Supplies	Inv #420542	3/3/23	\$	49.98
	Maintenance Supplies	Inv #420816	4/10/23	\$	32.97
5	Howard Services Air Conditioning				
	A/C Repair	Inv #S-15557	3/24/23	\$	751.75
	HVAC Service Call	Inv #S-15668	4/10/23	\$	320.00
6	Kilinski Van Wyk				
	February Counsel	Inv #6207	3/15/23	\$	3,089.02
7	Nadar's Pest Raiders				
	Termite Bond Kayak Shed	Inv #50927242	4/1/23	\$	241.00
8	Poolsure				
	April Pool Chemicals	Inv #131295613553	4/1/23	\$	1,040.71
9	Prosser				
	February Professional Services	Inv #49766	3/14/23	\$	367.57
10	Rivers Edge CDD				
	CS Landscape April 2023	Inv #CS-2023-ARP	4/3/23	\$	59,465.67
11	St. Augustine Electric Motor Works Inc				
	New Motor For Pool Pump	Inv #88673	4/5/23	\$	3,366.10
12	Turner Pest Control				
	March Pest Control	Inv #617050846	3/8/23	\$	115.21
13	Vesta				
	April RiverClub Invoice	Inv #408615	4/1/23	\$	32,005.49
14	Vincent & Son Upholstery LLC				
	Seat/Bench Cushion Casing	Inv #301285	2/15/23	\$	880.65
15	Yellowstone Landscaping				
	February Landscape Maintenance	Inv #JAX 499096	2/28/23	\$	30,926.06
	Mulch Install 2023	Inv #JAX 505325	3/28/23	\$	54,065.05
	April Landscape Maintenance	Inv #JAX 510988	4/1/23	\$	30,925.06
	April Pond Banks Watersong	Inv #JAX 510986	4/1/23	\$	2,914.00
Total Amount Due				\$	226,158.74

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

Chairman/Vice Chairman

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

Secretary/Asst. Secretary



Charles Aquatics, Inc.

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

# Invoice

Date	Invoice #
4/1/2023	47767

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

Due Date
5/1/2023

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
<p>For Monthly Pond Services RECDD II Submitted to AP on 4-3-2023 by Jason Davidson</p> <p><i>Jason Davidson</i> 1-32-572-468 30</p> <p>RECEIVED APR 03 2023 By _____</p>			
Thank you for doing business with us!		<b>Balance Due</b>	\$1,889.00

Dynamic Security Professionals, Inc.

P.O. Box 23861  
Jacksonville, FL 32241  
EF0001108

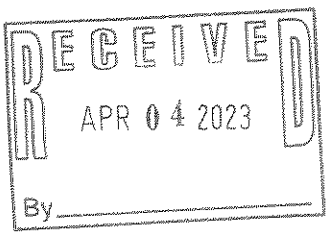
# Invoice

Date	Invoice #
3/24/2023	42110

Bill To
Rivers Edge CDD 2 475 West Town Place Suite 114 St. Augustine, FL 32092

Location
160 Riverglade Run St. Johns, Florida 32259

P.O. No.	Terms
	Due on receipt

Item	Quantity	Description	Rate	Amount
Quarterly Monitor...	3	Quarterly Monitoring of Security System Via Starlink Cellular for 2nd Quarter  Approved RECDD II Submitted to AP on 4-4-2023 by Jason Davidson  <i>Jason Davidson</i> 1-321-572-160 69  	35.00	105.00

Thank you for your business.

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

**Total** \$105.00

**Payments/Credits** \$0.00

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 64

Invoice Date: 4/1/23

Due Date: 4/1/23

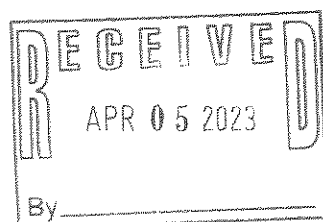
Case:

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 - April 2023 1.31.513.34		2,916.67	2,916.67
Website Administration - April 2023 1.31.513.351		100.00	100.00
Information Technology - April 2023 1.31.513.351		150.00	150.00
Dissemination Agent Services - April 2023 1.31.513.324		416.67	416.67
Office Supplies 1.31.513.51		0.51	0.51
Postage 1.31.513.42		10.20	10.20
Copies 1.31.513.425 2		14.40	14.40

**Total** \$3,608.45**Payments/Credits** \$0.00**Balance Due** \$3,608.45

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: 365050  
JOB NO: 000  
PURCHASE ORDER: 3323

REFERENCE:  
PO # 3323

TERMS:  
NET 15TH

CLERK:  
JT3

DATE / TIME:  
3/3/23 1:49

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: 420542/3**

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
2	2	EA	7810914	DB ROPE NEON BLU 1/2X50'	24.99	2	24.99 /EA	49.98 N
							TAXABLE	0.00
							NON-TAXABLE	49.98
							SUB-TOTAL	49.98
							TAX AMOUNT	0.00
							<b>TOTAL AMOUNT</b>	<b>49.98</b>

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

49.98

Rope needed to tie off Kayak Launch  
Approved RECDD II Submitted to AP  
on 3-3-2023 by Jason Davidson

(DAVIDSON, JASON)

*Jason Davidson*

*X [Signature]*  
Received By

1.32.572.60  
4/1

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	41023	PO # 41023	NET 15TH	JT3	4/10/23 8:40

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: 420816/3**


SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
2	2	EA	10064	SILICONE I W&D CLR10.1OZ	11.99	2	11.99 /EA	23.98 N
1	1	EA	1337641	PAINT MIXER SPIRAL 5 GAL	8.99	1	8.99 /EA	8.99 N
<div style="font-size: 2em; opacity: 0.5;">REPRINT</div> <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>RECEIVED</b>  APR 10 2023  By _____ </div>								
							TAXABLE	0.00
							NON-TAXABLE	32.97
							SUB-TOTAL	32.97
							TAX AMOUNT	0.00
							<b>TOTAL AMOUNT</b>	<b>32.97</b>

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

32.97

Paint/Silicone for Touch up  
Approved RECDD II  
Submitted to AP on 4-10-2023  
by (DAVIDSON, JASON)

*Jason Davidson*

X   
Received By

1,32,572.60  
4/1

# 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

16938	3/24/2023	S-15557	04/23/2023	Amount Paid	
Call Slip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #	
16938	3/24/2023	S-15557	04/23/2023	CAC1822034	

### Problem Reported:

\*\*\* GENRPR-General Repairs \*\*\*

Johnstone PO 16938-7662 Will Call Park St

Text Kenneth with ETA 904-430-1907

QTD \$751.75

Cond 4

Contactor

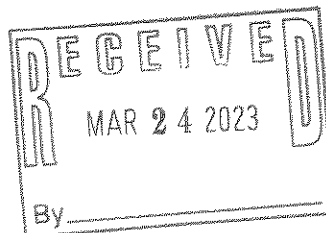
Cond 3

Contactor

Capacitor

Tech Date  
RUSSELL 03/24/2023

Qty Material  
(1) L46-904  
(1) L46-894  
(1) USA2207  
(1) WEB



1-32-572-60  
8)

### Equipment:

Unit : CCOND Model : TTA073G300AA  
Brand: TRANE Serial#: 17042MEKYA  
Location: Cond#3

Picked up and changed the contactor and capacitor. Started and checked operation. All normal

Unit : CCOND Model : TTA090H300AA  
Brand: TRANE Serial#: 17011K7YA  
Location: Cond 4

Picked up and changed the contactor . Started and checked operation. All normal

Amount Due

751.75

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 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

17036

4/10/2023

S-15668

05/10/2023

Amount Paid

Call Slip Number

Invoice Date

Invoice Number

Due Date

Contractor's License #

17036

4/10/2023

S-15668

05/10/2023

CAC1822034

Tech Date  
RUSSELL 04/10/2023

### Equipment:

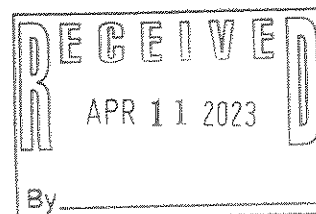
Unit : CAHU Model : TAM4A0A30S21EDA  
Brand: TRANE Serial#: 17053J141V  
Location: Cahu 2

Checked the drain and it was clean. Found the metering device is defective. This caused the evaporator coil to partially freeze, then the ice would melt and flood the unit and floor. Will need to replace the metering device, and filter drier. Gave Jay the information.

HVAC Service Call  
Approved RECDD II  
Submitted to AP on 4-11-2023  
by Jason Davidson

*Jason Davidson*  
1-32-572-60

8)



Material	0.00
Labor	320.00
Subtotal	320.00
Tax	0.00
Grand Total	320.00

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.



KILINSKI | VAN WYK

**Kilinski | Van Wyk, PLLC**

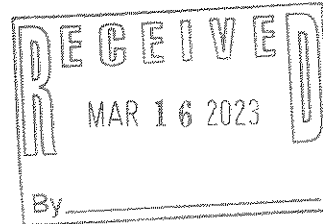
P.O. Box 6386  
Tallahassee, Florida 32314  
United States

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

**RE2CDD-01**

## INVOICE

Invoice # 6207  
Date: 03/15/2023  
Due On: 04/14/2023



**River's Edge II - General Counsel**

1-31-513-315  
120

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	02/01/2023	Review communication re: landscape/irrigation from District Manager; review draft agenda and confer re: same; review landscaping communication and addendum; transmit	0.30	\$295.00	\$88.50
Service	JK	02/02/2023	Continue due diligence review; confer re: cost share process and insurance updates; begin compiling deeds	0.70	\$295.00	\$206.50
Service	JK	02/03/2023	Confer with team and district manager re: insurance audit and acquisition packages from 2021-2022 and review file re: same	0.20	\$295.00	\$59.00
Service	LG	02/06/2023	Prepare resolution setting hearing on disciplinary rule.	0.20	\$285.00	\$57.00
Service	JK	02/06/2023	Confer re: staff call; update rules and review resolution on same; confer re: spending authority options	0.10	\$295.00	\$29.50
Service	LG	02/07/2023	Prepare revised disciplinary and enforcement rule.	0.60	\$285.00	\$171.00
Service	GK	02/08/2023	Prepare materials for suspension hearing for resident S. Helewa.	1.10	\$275.00	\$302.50
Expense	AL	02/13/2023	Hotel: Hotel for LG	1.00	\$30.82	\$30.82
Expense	AL	02/13/2023	Reimbursable expenses: Rental car for LG	1.00	\$39.19	\$39.19
Expense	AL	02/13/2023	Reimbursable expenses: Gas for LG	1.00	\$8.40	\$8.40



Expense	AL	02/13/2023	Reimbursable expenses: Tolls for LG	1.00	\$6.61	\$6.61
Service	LG	02/15/2023	Travel to and attend Board meeting and joint meeting.	3.10	\$285.00	\$883.50
Service	MG	02/15/2023	Prepare Notice of rule development and rulemaking for suspension/termination rule	0.30	\$180.00	\$54.00
Service	JK	02/16/2023	Review/edit and disseminate rule notices for termination rule	0.10	\$295.00	\$29.50
Service	MG	02/16/2023	Draft resolution adopting disciplinary rule	0.40	\$180.00	\$72.00
Service	JK	02/17/2023	Review engineers report and previous requisitions for application to construction fund; transmit summary of same; confer re: cost share allocations and interlocal agreement	0.40	\$295.00	\$118.00
Service	JK	02/22/2023	Prepare acquisition documents and review plats related to same	0.80	\$295.00	\$236.00
Service	MG	02/22/2023	Review plat of HighPointe Phase 2; draft acquisition documents for same	2.90	\$180.00	\$522.00
Service	GK	02/24/2023	Review Interlocal Agreement regarding cost sharing provisions and responsibilities, process for the same.	0.40	\$275.00	\$110.00
Service	LG	02/26/2023	Review and revise joint meeting minutes.	0.10	\$285.00	\$28.50
Service	RVW	02/28/2023	Research legislative bills impacting special districts and provide newsletter on same	0.10	\$365.00	\$36.50
Total						\$3,089.02

## Detailed Statement of Account

### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5733	03/21/2023	\$2,454.61	\$0.00	\$2,454.61

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6207	04/14/2023	\$3,089.02	\$0.00	\$3,089.02
Outstanding Balance				\$5,543.63

**Total Amount Outstanding      \$5,543.63**

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.



South Jacksonville Office 904-423-2200

PO Box 56320

Jacksonville, FL 32241-6320

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

## IS YOUR HOME PROTECTED FROM TERMITES?

Termites cause billions of dollars in damage every year rarely covered by homeowner's insurance and in our area, it's not if your home will encounter termites, but when. Protect your family and home 24/7/365 with Sentricon® with Always Active from Nader's, the #1 provider of Sentricon in the world. CALL TODAY! 855-MY-NADERS.

It's not just termite control. It's Nader's Pest Raiders termite control.

Customer Number: 1051909

Statement Date: 03/13/23 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 160 Riverglade Run Kayak Bldg & Stage Pavillion, Saint Johns, FL 32259					
04/01/23	50927242	Termite Guarantee/Coverage	\$241.00	\$0.00	\$241.00

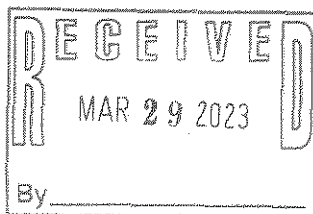
Termint Bond Renewal Kayak Shed  
Approved RECDD II. Submitted to AP  
on 3-29-23 by Jason Davidson

*Jason Davidson*  
1.32.572.435  
47

Account #

MAR 20 2023

Approval: \_\_\_\_\_



Current: \$241.00

Past Due: \$0.00

Total Amount Due: \$241.00

Please Keep the Top Portion For Your Records Return Bottom Portion With Payment

GA22349F



PO Box 56320 • Jacksonville, FL 32241-6320

Temp-Return Service Requested

You can pay your bill online at [www.naderspestraiders.com](http://www.naderspestraiders.com)

\*\*\*\*\*AUTO\*\*ALL FOR AADC 320



MATTAMY 4  
STACEY ROBERTSON 835  
10375 CENTURION PKWY N STE 410  
JACKSONVILLE FL 32256-0603



Please check Invoice(s) paid below.

Invoice #	Amount	Invoice #	Amount
<input type="checkbox"/> 50927242	\$241.00	<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	

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

Please make checks payable and remit to:

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



Statement Date: 03/13/23  
Customer Number: 1051909

Balance Forward: \$0.00  
Amount: \_\_\_\_\_

Amount Due: \$241.00  
Check # \_\_\_\_\_



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

## Invoice

Date 4/1/2023

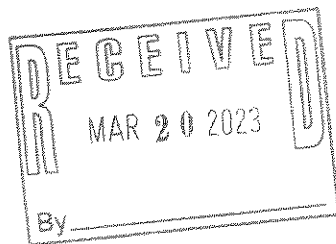
Invoice # 131295613553

Terms	Net 20
Due Date	4/21/2023
PO #	

<b>Bill To</b>	<b>Ship To</b>
Rivers Edge CDD2 Government Management Services 475 West Town Place suite 114 St. Augustine FL 32092	River Club 160 Riverglade Run St. Johns FL 32259

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate  Monthly Pool Chemistry Management Approved RECDD II Submitted to AP on 3-20-2023 by Jason Davidson <i>Jason Davidson</i> 1.32.572.462 6	1	ea	1,040.71

Subtotal 1,040.71  
Shipping Cost (FEDEX GROUND) 0.00  
Total 1,040.71  
Amount Due \$1,040.71



### Remittance Slip

Customer  
13RIV030  
Invoice #  
131295613553

Amount Due \$1,040.71

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

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295613553



March 14, 2023  
Project No: 113094.70  
Invoice No: 49766

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: 0 & M

For services including attend February CDD meeting.

**Professional Services from February 1, 2023 to February 28, 2023**

**Professional Personnel**

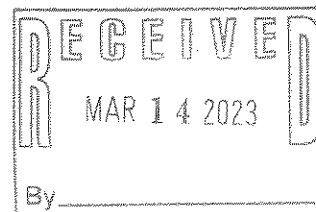
	Hours	Rate	Amount	
Principal	1.50	235.00	352.50	
Totals	1.50		352.50	
<b>Total Labor</b>				<b>352.50</b>

**Reimbursable Expenses**

Travel - Reimbursable - Mileage			8.90	
Travel - Reimbursable- Mileage Client OV			4.20	
<b>Total Reimbursables</b>	<b>1.15 times</b>		<b>13.10</b>	<b>15.07</b>
<b>Total this Invoice</b>				<b>\$367.57</b>

**Outstanding Invoices**

Number	Date	Balance
49415	1/19/2023	424.38
<b>Total</b>		<b>424.38</b>



## Rivers Edge CDD

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

# INVOICE

DATE: 4/3/23  
INVOICE # CS-2023-ARP

**Bill To:**

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

DESCRIPTION	AMOUNT
Cost Share-Landscaping for April 2023 - 1.32.572.491 12	\$ 59,465.67
<div>RECEIVED APR 03 2023 By _____</div>	
<b>TOTAL</b>	<b>\$ 59,465.67</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!

St. Augustine Electric Motor Works, Inc.  
Ham's Irrigation Service

14 Center St.  
St. Augustine, FL 32084  
904-829-8211 or 904-829-9653 (Ham's)

Invoice- Sales Receipt #88673

4/5/2023

Cashier: DS

Rivers Edge CDD2  
475 W Town Place STE 114  
St. Augustine, FL 32092

P.O. #

Description

MOTOR 10HP 3500 213JMZ 3PH  
SEAL 360  
SHOP LABOR  
LUBE,PAINT,TAPE FOR 7.5HP-25HP  
SERVICE CALL CHARGE  
ONSITE LABOR 2 TECH.  
TRUCK SUPPLIES

	Subtotal:	\$3,435.10
	2.01 % Disc:	- \$69.00
Exempt	0 % Tax:	+ \$0.00
	RECEIPT TOTAL:	\$3,366.10

Total Deposit Taken: \$0.00

NEW MOTOR FOR POOL PUMP. WENT TO SIGHT TO PULLED SEAL PLATE & INSTALL ON NEW MOTOR. REINSTALLED NEW MOTOR ON PUMP & TESTED FUNCTIONS. PUMP WORKING PROPERLY AT THIS TIME.

Signature

Account: \$3,366.10

Thanks for shopping with us!

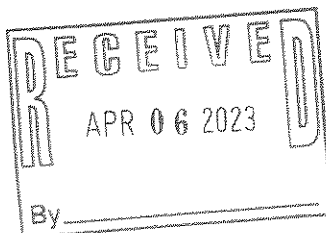
ALL WARRANTY ITEMS MUST BE ACCOMPANIED BY RECEIPT and will be REPAIRED or REPLACED per manufacturer.

Pump Motor Repair  
Approved RECDD II  
Submitted to AP on 4-6-23  
by Jason Davidson

*Jason Davidson*

1-32-572-60

158





# Turner Pest Control

PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

## Service Slip/Invoice

INVOICE: 617050846  
DATE: 3/8/2023  
ORDER: 617050846

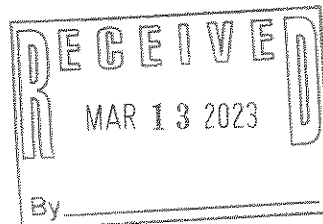
Bill To: [275347]  
Rivers Edge CDD  
Jason Davidson  
475 West Town Place  
Suite 114  
Saint Augustine, FL 32092-3648

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
3/8/2023	03:21 PM	ANTS, FIRE ANT, MICE,		03:21 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	3/8/2023		03:44 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service Approved RECDD II Submitted to AP on 3-13-2023 by Jason Davidson <i>Jason Davidson</i> 1-32-572-435 11	\$115.21
SUBTOTAL		\$115.21
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$115.21

AMOUNT DUE \$115.21



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 service as specified above.





## Invoice

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

Invoice #	408615
Date	4/1/2023
Terms	Net 30
Due Date	4/24/2023
Memo	Rivers Edge CDDII

**Bill To**

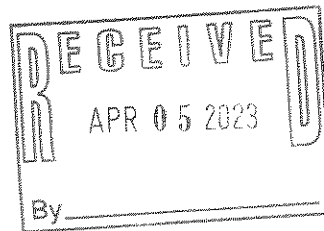
Rivers Edge CDD II  
c/o GMS, LLC  
475 West Town Place, Suite 114  
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Field Operations Manager	1	3,767.58	3,767.58
General Manager	1	4,871.75	4,871.75
Hospitality Services	1	8,908.50	8,908.50
Community Maintenance Staff	1	6,378.42	6,378.42
Pool Maintenance	1	834.33	834.33
Janitorial Maintenance	1	2,583.58	2,583.58
Lifestyle Manager	1	3,085.50	3,085.50
Administrative Services	1	1,575.83	1,575.83

Thank you for your business.

**Total** \$32,005.49

10



Vincent & Son Upholstery of Jacksonville, LLC  
5121 Bowden Road  
Ste. 311  
Jacksonville, Florida 32216  
United States

(904) 642-8332  
www.vsujax.com

**BILL TO**  
**Rivers Edge II**  
Jason Davidson  
475 West Town Place  
Ste. 114  
St. Augustine, Florida 32092  
United States  
  
904-679-5523  
jdavidson@vestapropertyservice  
s.com

**SHIP TO**  
**Jason Davidson**  
160 Riverglade Run  
Saint Johns, Florida 32259  
United States  
  
904-440-5668

**Invoice Number:** 301285  
**P.O./S.O. Number:** V-883782  
**Invoice Date:** February 15, 2023  
**Payment Due:** February 15, 2023  
**Amount Due (USD):** \$880.65

Items	Quantity	Price	Amount
<b>UPHSVCS</b> UPH SVCS   STND DIM.: SEAT CUSHION CASING W/ ZIP   USE SUNBRELLA QUEEN STREET 20 DENIM	6	\$187.35	\$1,124.10
<b>UPHSVCS</b> UPH SVCS   STND DIM.: SEAT CUSHION CASING W/ ZIP   USE SUNBRELLA CAST CHARCOAL #40434-0001	4	\$176.13	\$704.52
<b>UPHSVCS</b> UPH SVCS   CUSTOM BENCH CUSHION CASING W/ ZIP   USE SUNBRELLA PARADIGM STONE #40484-0001	1	\$767.85	\$767.85
<b>DEPOSIT</b> DEPOSIT (21-DEC-2022) CHECK #001150	1	(\$1,715.82)	(\$1,715.82)
<b>Total:</b>			\$880.65

Aproved R&R RECDD II  
Submitted to AP on 3-20-2023  
by Jason Davidson

*Jason Davidson*  
1-32-572-60  
149

**Amount Due (USD):** \$880.65

**Notes / Terms**

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

Thank You. We Sincerely Appreciate Your Business.



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 499096	2/28/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

Rivers Edge CDD II  
c/o Vesta Property Services  
475 West Town PI Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDD II

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

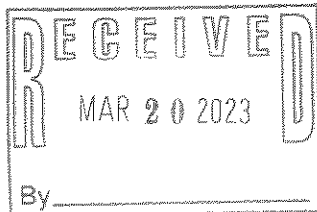
**Invoice Due Date:** March 30, 2023

**Invoice Amount:** \$30,926.06

Description	Current Amount
Monthly Landscape Maintenance February 2023	\$30,926.06

**Invoice Total** **\$30,926.06**

IN COMMERCIAL LANDSCAPING



Approved RECDD II  
Submitted to AP on 3-20-2023  
by Jason Davidson

*Jason Davidson*

1.32.572.461

131

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



**YELLOWSTONE**  
LANDSCAPE

**Bill To:**

Rivers Edge CDD II  
c/o Vesta Property Services  
475 West Town Pl Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDD II

**INVOICE**

INVOICE #	INVOICE DATE
JAX 505325	3/28/2023
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** April 27, 2023

**Invoice Amount:** \$54,065.05

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

Mulch Install 2023

Approved RECDD II  
Submitted to AP on 4-7-2023  
by Jason Davidson

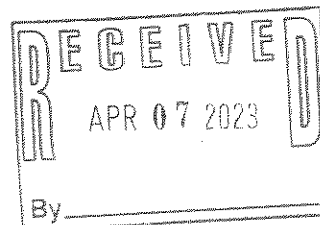
\$54,065.05

*Jason Davidson*

**Invoice Total**

**\$54,065.05**

IN COMMERCIAL LANDSCAPING



1-32-572-461  
131

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



## INVOICE

INVOICE #	INVOICE DATE
JAX 510988	4/1/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

Rivers Edge CDD II  
c/o Vesta Property Services  
475 West Town Pl Suite 114  
Saint Augustine, FL 32092

**Property Name:** Rivers Edge CDD II

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** May 1, 2023

**Invoice Amount:** \$30,925.06

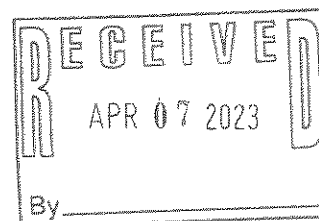
Description	Current Amount
Monthly Landscape Maintenance April 2023	\$30,925.06

Approved RECDD II  
Submitted to AP on 4-7-2023  
by Jason Davidson

*Jason Davidson*

**Invoice Total** **\$30,925.06**

IN COMMERCIAL LANDSCAPING



1.32.572.461

131

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



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 510986	4/1/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

Rivers Edge II - Pond Banks  
c/o Vesta Property Services  
475 West Town Place Suite 114  
St. Augustine, FL 32092

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

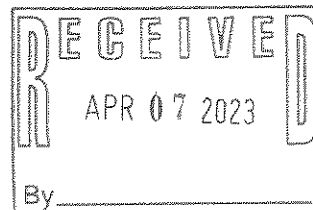
**Invoice Due Date:** May 1, 2023

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

Description	Current Amount
Monthly Landscape Maintenance April 2023 Approved RECDD II WS Pond Banks Submitted to AP on 4-7-2023 by Jason Davidson <i>Jason Davidson</i>	\$2,914.00

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

IN COMMERCIAL LANDSCAPING



1-32-572-461  
131

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

5.

This instrument prepared by  
or under the direction of:  
David M. Robertson  
Chief Counsel District Two  
Florida Department of Transportation  
1109 South Marion Avenue  
Lake City, Florida 32025-5874

PARCEL NO. 164.5  
SECTION NO. 7807-785  
F.P. NO. n/a  
STATE ROAD NO. 13  
COUNTY OF St. Johns

### QUITCLAIM DEED

THIS QUITCLAIM DEED, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT, and RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT,  
each a local unit of special-purpose government established pursuant to Chapter 190, *Florida  
Statutes*, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, grantor, to the STATE OF  
FLORIDA DEPARTMENT OF TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida  
32025-5874, grantee: (Wherever used herein the terms "grantor" and "grantee" include all the  
parties to this instrument and the heirs, legal representatives and assigns of individuals and the  
successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of One Dollar (\$1.00)  
and other valuable considerations, receipt and sufficiency being hereby acknowledged, does hereby  
remise, release, and quitclaim unto the said grantee forever, all right, title, interest, claim and  
demand, if any, which the said grantor has in and to the following described parcel of land situate in  
the County of St. Johns, State of Florida, to wit:

SEE **Exhibit "A"**, attached hereto and by reference made a part hereof.

TO HAVE AND TO HOLD, the same together with the appurtenances thereunto belonging  
or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever  
of the said grantor, either in law or equity, to the said grantee forever.



IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signed, sealed and delivered in the presence of:

Rivers Edge Community Development District

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

\_\_\_\_\_  
Witness:  
Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Chairman, Board of Supervisors

\_\_\_\_\_  
Witness:  
Print Name: \_\_\_\_\_

(Corporate Seal)

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as Chairman of the Board of Supervisor, of Rivers Edge Community Development District, on behalf of the District, ☐ who is personally known to me or ☐ who has produced \_\_\_\_\_ as identification.

(Notary Seal)

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Notary Public

My Commission Expires: \_\_\_\_\_

Signed, sealed and delivered in  
the presence of:

Rivers Edge II Community Development District

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

\_\_\_\_\_  
Witness:

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Chairman, Board of Supervisors

\_\_\_\_\_  
Witness:

Print Name: \_\_\_\_\_

(Corporate Seal)

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of ☐ physical presence  
or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_, as Chairman of the Board of Supervisor, of Rivers Edge II Community  
Development District, on behalf of the District, ☐ who is personally known to me or ☐ who has  
produced \_\_\_\_\_ as identification.

(Notary Seal)

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Notary Public

My Commission Expires: \_\_\_\_\_

Signed, sealed and delivered in  
District  
the presence of:

Rivers Edge III Community Development

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

\_\_\_\_\_  
Witness:  
Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: District Manager

\_\_\_\_\_  
Witness:  
Print Name: \_\_\_\_\_

(Corporate Seal)

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of ☐ physical presence  
or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_, District Manager, of Rivers Edge III Community Development District,  
on behalf of the District, ☐ who is personally known to me or ☐ who has produced  
\_\_\_\_\_ as identification.

(Notary Seal)

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

Exhibit "A"

SECTION No. 7807 – (785)  
F.P. No. N/A

STATE ROAD No. 13

ST. JOHNS COUNTY

DESCRIPTION

PARCEL No. 164A, 164B, 164C

FEE SIMPLE

A Part Of The Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, St. Johns County, Florida, Being More Particularly Described As Follows:

PARCEL No. 164A:

**Commence** At The Northwest Corner Of Rivertown Estate Lots, Phase 1-A, As Per Map Or Plat Thereof, Recorded In Map Book 90, Page 30, Of The Public Records Of St. Johns County, Florida, Thence North  $01^{\circ}00'35''$  East, A Distance Of 50.00 Feet To The Survey Baseline Of State Road No. 13 (A 100 Foot Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section No. 7807 (785); Thence South  $88^{\circ}59'25''$  East, Along Said Baseline, A Distance Of 367.73 Feet To A Curve To The Right, Having A Radius Of 2,864.90 Feet; Thence Along Said Baseline And Said Curve, Through An Angle Of  $27^{\circ}48'21''$ , An Arc Distance Of 1,390.35 Feet, And A Chord Bearing And Distance Of South  $75^{\circ}05'08''$  East, 1,376.74 Feet; Thence North  $28^{\circ}49'02''$  East, A Distance Of 50.00 Feet To The Northeasterly Existing Right Of Way Line Of Said State Road No. 13, And A Curve To The Left, Having A Radius Of 184.00 Feet And The **Point Of Beginning**; Thence Along Said Curve, Through An Angle Of  $43^{\circ}48'26''$ , An Arc Distance Of 140.68 Feet, And A Chord Bearing And Distance Of North  $82^{\circ}46'59''$  East, 137.28 Feet To A Curve To The Left, Having A Radius Of 79.00 Feet; Thence Along Said Curve, Through An Angle Of  $28^{\circ}35'49''$ , An Arc Distance Of 39.43 Feet, And A Chord Bearing And Distance Of North  $46^{\circ}34'51''$  East, 39.02 Feet To The Northwesterly Existing Right Of Way Line Of Grand Bridge Drive (A 100 Foot Right Of Way, As Recorded In Map Book 112, Page 63, Of The Public Records Of St. Johns County, Florida); Thence South  $32^{\circ}16'56''$  West, Along Said Northwesterly Right Of Way Line, A Distance Of 120.43 Feet To The Aforementioned Northeasterly Right Of Way Line Of State Road No. 13 And A Curve To The Left, Having A Radius Of 2,914.90 Feet; Thence Along Said Right Of Way Line And Said Curve, Through An Angle Of  $02^{\circ}16'25''$ , An Arc Distance Of 115.67 Feet, And A Chord Bearing And Distance Of North  $60^{\circ}02'45''$  West, 115.66 Feet To **The Point Of Beginning**.

Containing 4,044 Square Feet, More Or Less.

And:

PARCEL No. 164B:

**Commence** At The Northwest Corner Of Rivertown Estate Lots, Phase 1-A, As Per Map Or Plat Thereof, Recorded In Map Book 90, Page 30, Of The Public Records Of St. Johns County, Florida, Thence North  $01^{\circ}00'35''$  East, A Distance Of 50.00 Feet To The Survey Baseline Of State Road No. 13 (A 100 Foot Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section No. 7807 (785); Thence South  $88^{\circ}59'25''$  East, Along Said Baseline, A Distance Of 367.73 Feet To A Curve To The Right, Having A Radius Of 2,864.90 Feet; Thence Along Said Baseline And Said Curve, Through An Angle Of  $32^{\circ}02'43''$ , An Arc Distance Of 1,602.32 Feet, And A Chord

Bearing And Distance Of South 72°57'57" East, 1,581.52 Feet; Thence North 33°03'24" East, A Distance Of 50.00 Feet, To The Intersection Of The Northeasterly Existing Right Of Way Line Of Said State Road No. 13 And The Southeasterly Existing Right Of Way Line Of Grand Bridge Drive (A 100 Foot Right Of Way, As Recorded in Map Book 112, Page 63, Of The Public Records Of St. Johns County, Florida) And The **Point Of Beginning**; Thence North 32°16'56"E, Along Said Right Of Way Of Grand Bridge Drive, A Distance Of 114.16 Feet To A Curve To The Left, Having A Radius Of 108.00 Feet; Thence Along Said Curve, Through An Angle Of 88°12'53", An Arc Distance Of 166.28 Feet, And A Chord Bearing And Distance Of South 11°49'30" East, 150.34 Feet; Thence South 55°55'57" East, A Distance Of 28.83 Feet To A Curve To The Right, Having A Radius Of 980 Feet; Thence Along Said Curve, Through An Angle Of 12°48'50", An Arc Distance Of 219.17 Feet, And A Chord Bearing And Distance Of South 49°31'32" East, 218.71 Feet To The Aforementioned Northeasterly Right Of Way Line Of State Road No. 13 And A Curve To The Left, Having A Radius Of 2,914.90 Feet; Thence Along Said Right Of Way Line And Said Curve, Through An Angle Of 06°54'04", An Arc Distance Of 351.09 Feet, And A Chord Bearing And Distance Of North 53°29'34" West, 350.88 Feet To **The Point Of Beginning**.

Containing 5,270 Square Feet, More Or Less.

And:

**PARCEL No. 164C:**

Tract "RW" Of Rivertown Estate Lots, Phase 1-A, As Per Map Or Plat Thereof, Recorded In Map Book 90, Page 30, Of The Public Records Of St. Johns County, Florida,

Containing 2,793 Square Feet, More Or Less.