

Rivers Edge II
Community Development District

October 18, 2023

AGENDA

**Rivers Edge II
Community Development District**

475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.RiversEdge2CDD.com

October 11, 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, October 18, 2023 at 9:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Staff Reports
 - A. Landscape Maintenance – Report
 - B. District Engineer
 - 1. Consideration of Cost Share Request - Proposal for Sitework Civil Engineering and Design for Pickleball Courts
 - 2. Consideration of Cost Share Request - Proposal for Land Surveying Services for Pickleball Courts
 - C. District Counsel
 - D. District Manager
 - E. General Manager – Monthly Amenity and Field Operations Report
- IV. Approval of Consent Agenda
 - A. Minutes of the September 20, 2023 Board of Supervisors Meeting
 - B. Financial Statements through August 31, 2023
 - C. Check Register
- V. Business Items

- A. Consideration Proposals for Pond Maintenance Services
 - 1. Aquagenix
 - 2. J&J
 - 3. Lake Doctors
 - 4. Solitude
 - 5. Florida Waterways
- B. Consideration of Resolution 2024-01, Amending the Fiscal Year 2023 General Fund Budget
- C. Consideration of Resolution 2024-02, Adopting a Policy for Aged Invoices

VI. Supervisors' Requests

VII. Audience Comments

VIII. Next Scheduled Meeting – December 20, 2023 at 9:00 a.m. the RiverHouse

IX. Adjournment

THIRD ORDER OF BUSINESS

A.



Rivers Edge CDD – I, II, and III

Landscape Update for October 2023

- **General Maintenance**

- Our maintenance team has mowed all common grounds throughout community and have been cleaning up shrub beds.
- We are gearing up for the offseason. Teams will start grass cutbacks in November.
- We have Detailed and Cleaned up the Riverhouse and Riverclub.
- Riverwalk Park is being mowed once a month per contract.
- 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.
- Teams have removed numerous trees and limbs that have fallen at no charge. Larger trees will be proposed for removal by the arbor team.
- Detail Team has been removing Moss from trees. We will get more of this completed during the nongrowing season.
- 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 Completed Mulch throughout the community. Back Ponds that have never had pine straw will not be completed.
- Annual flowers were installed on September 26th along with fresh and rich soil. We raised the beds for a better show. We installed Yellow and Orange Marigolds. This will give the Fall feel and look amazing. The next rotation will be in December.
 - 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. We will adjust according to drought
 - Lead tech is working with IQ system to help system run more efficiently.
 - We are setting five day rain delays when we have rain
 - 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.
 - We are running system 3 to 5 days a week during the drought we are in. Irrigation is supplemental to the amount of rainfall we get. Turf will recover and look much better once we receive rain.
- **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 roses with bone meal and liquid fertilizer.

- **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.
- We will Start the Sabal Palm Tree trimming at the end of October

B.

1.

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

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:
Engineering services for proposed pickleball courts within the Rivers Edge CDD.

Total Proposed
Compensation: \$27,000

Cost Share							
Calculation:	<table><tbody><tr><td><u>TBD</u></td><td>Rivers Edge</td></tr><tr><td><u>TBD</u></td><td>Rivers Edge II</td></tr><tr><td><u>TBD</u></td><td>Rivers Edge III</td></tr></tbody></table>	<u>TBD</u>	Rivers Edge	<u>TBD</u>	Rivers Edge II	<u>TBD</u>	Rivers Edge III
<u>TBD</u>	Rivers Edge						
<u>TBD</u>	Rivers Edge II						
<u>TBD</u>	Rivers Edge III						

[signatures on following page]

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned 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: _____

September 12, 2023

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

**RE: Proposal for Sitework Civil Engineering & Design
RECDD Pickleball Courts
St. Johns County, Florida**

Dear Howard:

We are pleased to provide this proposal for site planning and construction plans for new pickleball courts within the Rivers Edge CDD (RECDD). We understand that the courts will be replacing one of the future proposed tennis courts at the RiverHouse Amenity.

We propose to provide you with site layout and planning services to include the layout of four (4) pickleball courts, stormwater management requirements, sitework engineering design, code minimum landscape design, preparation of construction documents, and assistance in bidding and construction services. The specific services we anticipate will be necessary are outlined below:

Task 1 – Site Planning, Preliminary Engineering, & Planning Services

- A. Prosser will develop a preliminary site plan to scale, incorporating the design elements stated above, and then submit to you for review and approval. We have included services to revise and re-submit the preliminary plan one (1) time, to incorporate any comments you may have.
- B. Prosser will obtain the services of a professional surveyor, to provide the necessary additional survey information that will be required to prepare the final construction documents. Surveyor to be contracted directly with RECDD.
- C. Prosser will develop preliminary drainage concepts for the site layout and prepare a conceptual drainage design for the stormwater collection system. Once a conceptual plan is in place, we will conduct an informal meeting and predesign review with the St. Johns River Water Management District (SJRWMD) to confirm the project meets existing design criteria for the existing SJRWMD permit and discuss compliance of the proposed project. In the event that a SJRWMD permit is required additional services will be required.

Task 2 – Final Engineering and Construction Drawing Preparation

Following your review and final acceptance of the site plan and preliminary engineering concepts per Task 1 above, we will commence the final engineering design and preparation of construction plans.

- A. Prosser will assemble the 1"=20', or appropriate scale, final site plan and horizontal layout plan.
- B. We will prepare final engineering plans for the construction of the pickleball courts, drainage, and storm system. The construction drawings will include layout plan and drainage details. Plans for construction of drainage and conveyance system will be accompanied by calculations and documentation suitable for review by the St. Johns River Water Management District. It is our understanding that capacity exists to serve the proposed development. Our services proposed herein, therefore, do not include design and permitting

for a new stormwater pond or expansion/alteration of the existing pond. Should services regarding the stormwater ponds become necessary, Prosser can provide these services as Additional Services.

- C. Our scope includes the following drawing sheets that we anticipate will be necessary for permitting and construction. If additional sheets are necessary, we can provide them as Additional Services.

i. Index of Drawings

1. Cover Sheet
2. General Notes
3. Overall Site Plan
4. Master Drainage Plan
5. Site Layout Plan
6. Grading & Drainage Plan
7. Grading & Drainage Details
8. Erosion & Sediment Control Notes & Details
9. Code Minimum Landscape Plan
10. Court Details as needed

Task 3 – Permitting

It is our understanding based on work completed by the RECDD Board member that permitting will not be required for this project with St. Johns County. Should services regarding the stormwater ponds become necessary and permitting required with SJRWMD, Prosser can provide these services as Additional Services.

Task 4 – Construction Services

Task 4A – Bidding, Award and Pre-Construction Services

Preparation of bid documents – Develop a detailed plan outlining the project requirements and tailoring a bid and contract/specification package that best meets those demands in accordance with Florida Statutes.

Solicitation of Bids – Coordinate with District Counsel on solicitation of the bid package which includes public bid solicitation, coordination of specification package and final compilation of all projects plans and documents. Identify and provide prospective bidders with bid packages.

Response to Bidder's Questions – During the bidding process, prospective bidders may submit technical questions. Prosser will provide clarification to technical questions. The responses will be formally issued to all plan holders in the form of an addendum.

Public Bid Opening – Prosser will hold a public bid opening meeting at our office and develop a Bid Summary sheet for the CDD Board evaluation of bids.

Project Award – Prosser will work with the District Counsel to issue the initial Intent to Award letter as well as coordinate with District Staff and the selected contractor to finalize and coordinate execution of the contract.

Task 4B – Services During Construction

We believe that the nature of this project requires an involved engineering presence during construction to assure a smooth process and minimize the disruption to the residents. Our services will include the following:

- A. Provide construction contract administration.

- B. Routine site visits to review contractor's work, interpretation of the plans and assist with resolution of field issues.
- C. Review and process shop drawings, RFIs and applications for payment.
- D. Provide final walk-through and punchlist.
- E. Finalize contract close-out.

Services which are not limited in this scope, include, but are not limited to, the following:

- Lighting, irrigation and hardscape design and detail, other than those stated above.
- Electrical/communication/gas utility design
- Surveying
- Structural design
- Platting
- Environmental related services
- Geotechnical engineering
- Written specifications in book format
- Construction engineering and inspection
- Zoning variances or exemptions for non-standard designs
- Application Fees
- Water/sewer design and/or permitting

FEES

TASK	DESCRIPTION	FEE
1	Site Planning, Preliminary Engineering, & Planning Services (Lump Sum)	\$3,750
2	Final Engineering and Construction Drawing Preparation (Lump Sum)	\$14,750
3	Permitting (Time & Material)	N/A
4A	Bidding, Award, and Pre-Construction Services (Lump Sum)	\$3,500
4B	Services During Construction (T&M)	\$5,000

ADDITIONAL SERVICES

Any services requested outside of the scope of work above will be charged hourly according to the rate schedule attached. Services beyond schematic design will be provided through a subsequent proposal for services once the program and schematic design approach is defined. Prosser, will obtain proposals for other subconsultant services including surveying, geotechnical investigation, etc., as necessary to complete the proposed work. We will assist with coordinating the work of all subconsultants by providing them with site information and data, as and when requested. These subconsultants will contract with you for their services.

OUT-OF-POCKET EXPENSES

All job-related travel, reprographic, printing and plotting costs and supplies, telefax and long-distance telephone charges, mail and courier delivery services will be billed at cost plus 15%.

It is our pleasure to provide this professional services proposal to you. If you wish to authorize us to proceed, we ask that you sign and return one copy of the signed proposal to our office. If you have any questions regarding our proposal, we remain available to discuss it with you at your convenience.

Our Standard General Conditions and Rate Schedule are attached to this proposal for your information.

Sincerely,

PROSSER, a PRIME AE COMPANY



Ryan P. Stilwell, PE
Vice President

Encls.: General Conditions
Rate Schedule

Accepted by:

Signature

Typed Name & Title

Date

PROSSER, INC.

GENERAL CONDITIONS

1. Invoicing for services will be on a monthly basis and in proportion to the amount of work performed. Payment for work completed is not contingent upon receipt of governmental or other approvals. Payment is required within 30 days from date of invoice. Past due invoice amounts will be subject to interest charges at a rate of one percent (1%) per month. Should any invoice be 15 or more days past due, Prosser, Inc. shall have the right to suspend work on the project 10 days after written notice to our Client. Prosser, Inc. reserves the right to withhold sealing of drawings until all invoices due and payable have been paid in full.
2. Default: If the said Client fails to perform the covenants herein contained or fails to make payment as herein specified, Prosser, Inc. shall have the right to bring suit against Client for the sums due hereunder. In connection with any litigation arising herein, the prevailing party shall be entitled to recover all costs incurred, including reasonable attorney's fees.
3. Lien Provisions: The Client acknowledges that it has secured legal rights to the property upon which the contemplated project will be built. Client further agrees that Prosser, Inc. may file its "Notice to Owner" to secure its right to payment.
4. Regulatory Changes: The lump sum fees and corresponding scope of work has been formulated based upon existing regulatory codes, ordinances and procedures known to Prosser, Inc. on the date of proposal preparation. In the event subsequent regulatory changes require revisions to work completed or an increased level of effort, compensation for this additional work shall be in accordance with Paragraph 5 herein.
5. Additional Work: If the scope of our Agreement is modified, additional work may be undertaken at Prosser, Inc.'s discretion, under a lump sum fee or a time and material basis in accordance with our hourly rate schedule attached hereto.
6. Excluded Items From Lump Sum Fees: The lump sum fees do not include the cost of surveying, preparation of easements, soil tests or hydrogeologic work. Prosser, Inc.'s scope of work includes coordination with subconsultants, however, we request that their invoicing be made directly to you.
7. Reimbursable Expenses: Client requested expedited data delivery such as courier, fax, Federal Express, etc., shall be invoiced as a reimbursable expense in accordance with the attached hourly rate schedule. Costs of reproduction for transmittals & submittals beyond those specifically referenced in the proposal shall also be invoiced as a reimbursable expense in accordance with the attached hourly rate schedule.
8. Indemnification: Prosser, Inc. agrees, to the fullest extent permitted by law, to indemnify and hold the Client harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the extent caused by Prosser, Inc.'s negligent acts, errors or omissions in the performance of professional services under this Agreement and those of our subconsultants or anyone for whom Prosser, Inc. is legally liable.

The Client agrees, to the fullest extent permitted by law, to indemnify and hold Prosser, Inc. harmless from any damage, liability or cost, including reasonable attorney's fees and costs, caused by the negligent acts, errors or omissions by the Client and those of its contractors, subcontractors or consultants or anyone who acts on behalf of Client, and arising from the project that is the subject of this Agreement.
9. Limitations of Liability: In performing its professional services hereunder, Prosser, Inc. will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession practicing in the same or similar locality. **NO OTHER WARRANTY, EXPRESS OR IMPLIED, IS MADE OR INTENDED BY PROSSER, INC.'S UNDERTAKING HEREIN OR ITS PERFORMANCE OF SERVICES HEREUNDER. IT IS AGREED THAT BY EXECUTION OF THE ATTACHED PROPOSAL, THE CLIENT ACKNOWLEDGES THAT PROSSER, INC.'S LIABILITY FOR ANY DAMAGE, LIABILITY OR COST ON ACCOUNT OF ANY ERROR, OMISSION, OR OTHER PROFESSIONAL NEGLIGENCE WILL BE LIMITED TO A SUM NOT TO EXCEED \$15,000 OR PROSSER, INC.'S FEE, WHICHEVER IS GREATER.**
10. Preliminary and detailed estimates of Construction Cost, if any, prepared by Prosser, Inc., represent our judgment as a design professional familiar with the construction industry. It is recognized, however, that neither Prosser, Inc. nor the Owner has control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, Prosser, Inc. cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's Project budget or from any estimate of Construction Cost or evaluation prepared or agreed to by Prosser, Inc.
11. Regulatory Permitting: This Agreement does not include application fees required by any regulatory agency. We ask that the Client furnish the appropriate fee at the time applications are submitted. Permits may contain a requirement for public noticing. Any publishing and associated fees shall be the responsibility of the permittee (Client). Permits may be conditioned upon Engineer of Record inspection and certification of construction. In the event such a condition is imposed, progress and final inspections must be provided by Prosser, Inc. Compensation for this additional work shall be in accordance with Paragraph 5 herein.
12. Term of Agreement: This Agreement shall commence on the effective date of the attached proposal and upon execution by the Client. If the Client does not execute this Agreement within thirty days of the date noted on the Proposal, it is no longer valid unless otherwise mutually agreed upon by Client and Prosser.

9/15/2015



Hourly Rate Schedule

Effective May 2023

Planning & Engineering

Senior Vice President	\$300
Vice President	\$250
Project Director/Chief	\$235
Senior Project Manager	\$200
Project Manager	\$190
Senior Engineer	\$185
Engineer	\$150
Senior Planner & Senior Landscape Architect	\$180
Planner & Landscape Architect	\$150
Senior Graphic Arts Director	\$170
Graphic Art Designer	\$130
Senior Designer	\$150
Designer	\$120
CADD Technician	\$105
Clerical	\$ 95
Administrative Support	\$ 95

Project & Business Services

Project Administrator	\$160
Sr. Project Researcher	\$150
Project Researcher	\$145
Sr. Public Relations Liaison	\$160
Technical Writer	\$115

Information Services

Programmer	\$150
Information Systems	\$150
GIS Programmer	\$165
GIS Analyst	\$140
GIS Technician	\$125

CEI/Construction Management Services

Resident Engineer	\$175
Construction Project Manager	\$190
Sr. Construction Inspector	\$125
Construction Inspector	\$105

ALL REIMBURSABLE EXPENSES SHALL BE COST TIMES A FACTOR OF 1.15

2.

COST SHARE REQUEST

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Requesting Party: Rivers Edge CDD

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☒ Addition of new improvements

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:
Surveying services for proposed pickleball courts within the Rivers Edge CDD.

Total Proposed
Compensation: \$2,750

Cost Share							
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[signatures on following page]

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned 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: _____

A & J Land Surveyors, Inc.

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

September 15, 2023

Rivers Edge CDD,
Attn: GMS, LLC.

c/o
Jeff Mason
PROSSER
13901 Sutton Park Drive
Suite 200
Jacksonville, Florida 32224

Proposal

Reference: Pickleball Courts (See attached photo provided by Prosser)

Dear Mr. Mason,

A&J Land Surveyors, Inc. is pleased with the opportunity to provide your firm with a quote for professional land surveying services at the above referenced project.

Task 1: Topographic Survey:

Upon acceptance of this Proposal, A&J Land Surveyors, Inc. will perform a topographic survey per Florida Minimum Technical Standards as set forth in 5J-17, Florida Administrative Code (FAC), at the above referenced site. The Survey limits will be as shown on the attached photograph provided to this firm by Prosser. All visible aboveground improvements, including utilities will be located and sufficiently detailed for engineering design.

Task 2: Tree Survey:

At the same time as "Task 1", A&J Land Surveyors, Inc. will perform a specific purpose tree survey per St. Johns County requirements, on the parcel outlined in this scope of work, Additionally the edge of landscaping, demarcated by mulch will also be shown graphically on the survey.

Final product will result in a cad file, in State of Florida, State Plane Coordinate System, East Zone (Zone 901) and in National Geodetic Vertical Datum of 1929, (NGVD '29).

Total Fee.....\$2,750.00

Items Not Included

Excavation of Underground Facilities
Jurisdictional Wetlands Survey

Title Search / Title Opinion
Sketch and Description

Costs such as additional printing and delivery services will be invoiced at direct cost plus 15%. Fees outlined hereon are valid for a period of 90 days from the above referenced date.

General Conditions

PAYMENT TERMS – Payment is due upon the receipt of our invoice. If payment is not received within thirty days from the invoice date, Client agrees to pay a finance charge on the principal amount of the past due account of one and one-half percent per month. If one and one-half percent per month exceeds the maximum allowed by law, the charge shall automatically be reduced to the maximum legally allowable.

In the event Client requests termination of the services prior to completion, the Client shall pay all charges incurred through the date services are stopped plus any shutdown costs. If during the execution of the services, A&J Land Surveyors, Inc. is required to stop operations as a result of changes in the scope of services such as requests by the Client or requirements of third parties, additional charges will be applicable.

INSURANCE – A&J Land Surveyors, Inc. maintains Workers' Compensation and Employer's Liability Insurance in conformance with applicable state law. In addition, we maintain Comprehensive General Liability Insurance, Automobile Liability Insurance and / or an umbrella policy with bodily injury and property damage limits of \$1,000,000 per claim / \$2,000,000 per incident, and Client will appear as additional insured on A&J Land Surveyors, Inc. liability policy and form CG2010 (7/04). A certificate of insurance can be supplied evidencing such coverage which contains a clause providing that fifteen days written notice be given prior to cancellation.

Cost of the above coverage is included in our quoted fees. If additional coverage or increasing limits of liability are required, A&J Land Surveyors, Inc. will endeavor to obtain the requested insurance and charge separately for costs associated with additional or increased limits.

STANDARD OF CARE – The only warranty or guarantee made by A&J Land Surveyors, Inc. in connection with the services performed hereunder, is that we will use that degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality. No other warranty, expressed or implied, is made or intended by our proposal for consulting services or by our furnishing oral or written reports.

PERMITTING / ZONING – The Client is herein notified that several City, State and Federal environmental, zoning and regulatory permits may be required for this project. A&J Land Surveyors, Inc. will assist the Client in preparing these permits at the Client's direction. However, the Client acknowledges that it has the responsibility for submitting, obtaining and abiding by all required permits. Furthermore, the Client holds A&J Land Surveyors, Inc. harmless from any losses or liabilities resulting from such permitting or regulatory action.

SALES TAX – The purchaser of the services described herein shall pay any applicable state sales tax in the manner and in the amount as required by law.

COST OPINIONS – Any cost opinions or Project economic evaluations provided by A&J Land Surveyors, Inc. will be on a basis of experience and judgment, but, since it has no control over market conditions or bidding procedures, A&J Land Surveyors, Inc. cannot warrant that bids, cost estimates, ultimate construction cost, or Project economics will not vary from these opinions.

OWNERSHIP OF DOCUMENTS – All documents, including, but not limited to drawings, specifications, reports, boring logs, field notes, laboratory test data, calculations and estimates, prepared by A&J Land Surveyors, Inc. as instruments of service pursuant to this Agreement, shall be the sole property of A&J Land Surveyors, Inc. Client agrees that all documents of any nature furnished to Client or Client's agents or designees, if not paid for, will be returned upon demand and will not be used by Client for any purpose whatsoever. Client further agrees that under no circumstances shall any documents produced by A&J Land Surveyors Inc., pursuant to this Agreement be used at any location or for any project not expressly provided for in this Agreement without the written permission of A&J Land Surveyors, Inc.

SAFETY – Should A&J Land Surveyors, Inc. provide periodic observations or monitoring services at the job site during construction, Client agrees that, in accordance with generally accepted construction practices, the contractor will be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performance of the work and compliance with OSHA regulations, and that these requirements will apply continuously and not be limited to normal working hours. Any monitoring of the contractor's procedures conducted by A&J Land Surveyors Inc. is not intended to include review of the adequacy of the contractor's safety measures in, on, adjacent to, or near the construction site.

ASSIGNABILITY – Client and A&J Land Surveyors, Inc. respectively bind themselves, their successors and assigns to the other party to this Agreement and to the successors and assigns of such other part with respect to all covenants of this Agreement. Neither Client nor A&J Land Surveyors, Inc. shall assign this Agreement without the prior written consent of the other part.

INTEGRATION – This Agreement represents the entire and integrated Agreement between Client and A&J Land Surveyors, Inc. and supersedes all prior negotiations, representations or Agreements, either written or oral. This Agreement may be amended only by written instrument signed by both parties.

SEVERABILITY AND SURVIVAL – If any of the provisions contained in this Agreement are held invalid, illegal, or unenforceable, such invalidity, illegality or unenforceability will not affect any other provision, and this Agreement will be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

GOVERNING LAW – This Agreement shall be governed in all respects by the laws of the State of Florida.

LIMITATIONS ON CAUSES OF ACTION – Causes of action between the parties to this Agreement pertaining to acts or failures to act shall be deemed to have occurred and the applicable statutes of limitations shall commence to run not later than (i) the date of substantial completion for acts or failures to act occurring prior to substantial completion of our surveying services pursuant to this Agreement, or (ii) the date of issuance of our final invoice for acts or failure to act occurring after substantial completion of our surveying services pursuant to this agreement.

THIRD PARTY BENEFICIARY – Nothing contained in this Agreement shall create a contractual relationship with or cause of action in favor of a third party against either Client or A&J Land Surveyors, Inc.

Please indicate your agreement with this proposal and the attached General Conditions by signing in the space provided and return one copy to our office.

Sincerely,

A&J Land Surveyors, Inc.

Jonathon B. Bowan, PLS
Vice President

Notice to Proceed

Accepted by: _____

Date: _____

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: 10/18/2023

Submitted by: Jason Davidson & Kevin McKendree

RECDD I

RiverHouse Light Pole:

The timeline to get the parts to fix this light has taken longer than expected. At this point the company we originally hired has become unresponsive and we have contracted a different electrician who should be able to source the parts as he has experience with Sternberg lighting.

Dog Parks:

It was requested in last month's CDD meeting to gather cost information for adding a more efficient locking system. We have contracted Sterling Fence to install the same locks that the new dog park will have but due the price is high. We can order the parts and do the repair in house saving the community roughly \$700.

Surge Protection on Panels:

It was requested in the July BOS meeting to investigate surge protection on breaker panels. We explored options at the RiverClub with our recent lightning issues and opted to go with a Ditek 100kA surge protector. We inquired into protection through FPL, they do provide protection at the meter at \$35 a month but use of this would be on a case by case basis.

Encroachment Audit:

In the July BOS meeting it was requested that our team audit all fence encroachments and for legal to draft a formal letter to issue to violators. This will be an offseason task (winter sometime Nov. through Feb).

Splash Pad:

The splash pad is back up and running after having the motor replaced. We are still awaiting quotes for comparison on the chemical controller to be replaced.

Alley Way Parking:

We have received numerous complaints about residents parking on the paver areas in the Allys around the original Mainstreet district. We are sending out an E blast to not park here after which we will begin installing no parking signs in these areas.

Hurricane Idalia Update: Lap Pool

During our post storm inspection, we found that we were unable to get the motor on the Lap pool to start because there is no power going to the controller. We had an electrician come out to troubleshoot on 9/1 and he was able to get the pool back online. The VFD is shot and we replaced it with a in-line motor starter in lieu of it similar to what we did on the family pool earlier this year. This saved between \$3000-\$4000 as we do not need the capabilities of what the VFD can do. We also had the seals replaced between the motor and pump as a leak developed during the motor's down time.

Pond K Fish Restocking:

After the fish kill situation in May of this year, restocking pond K has been a discussion. We were told by our previous pond provider that we needed to wait until fall to stock and fish due to high temperatures. We are awaiting a decision on who our permanent pond provider will be before inquiring their opinion on the matter.

Fountain Maintenance:

We are awaiting a decision on the permanent pond care provider to inquire about a maintenance agreement on our fountains.

Longleaf Pine Entry Decorative Lighting:

We are looking into adding spotlights on the palms at the main entry that have color changing lenses. This will allow us to change colors for holiday purposes and save money on holiday string lights that we currently use.

Riverfront Park Vandalism:

Over the Labor Day holiday weekend, the pier was vandalized. Paint from a job site was splattered all over the pier. We received word from St. Johns River Water Management District that there are no stipulations on how we need to clean this up as it lies right on the river. We had the deck pressure washed to remove the paint and it is now up to standard.

Enclaves Entrance View:

A member of the community voiced their concern in August's CDD meeting over vegetation in the median blocking the sight line while turning into the Enclaves. Staff has attempted communicating with the resident via email as we have in the past to arrange a meeting on site, but she has not responded back to our request.

Northern Most Round About on 13 Entry Point.

The RiverTown entry sign on the northern most entry point on state road 13 currently reads RiverTown due to the N being removed from the sign over the weekend of 9/22-9/25. Over the weekend of 9/29-10/1 three other letters were damaged as there is evidence that they were struck with a blunt object. The sign will now need to be replaced entirely as half of it is beyond repair. We have contacted BNS signs to engineer a replacement sign and are awaiting their quote.

Southern Most Roundabout on 13 Entry Point.

When entering the neighborhood, the sign on the left hand side was vandalized over the weekend of 10/6-10/7. The letter "N" was ripped off and destroyed. The sheriffs office documented and attached this to the case file from the other sign vandalism. We are working with BNS signs to engineer a replacement.

RECDD II**Riverclub Pool Motor:**

We installed a surge suppression device by Ditek for the panel that controls the pools equipment in hopes of avoiding lightning strikes and power surges in the future. We are also in the process of ordering a suitable backup motor and gaskets to have on hand. These motors are not readily available locally so having a backup would significantly reduce the repair time and allow this pool to always stay up and running.

Adirondack Chairs:

Multiple chairs around the firepits have begun to split in areas making them unrepairable. We were able to scab pieces together to repair some of them. We are beginning the process of acquiring quotes to replace one of the pits' complete set of chairs and relocate all the older ones to one pit to remain uniform.

Fountain in Front of Watersong on Mistflower:

It was found that the large fountain in front of Watersong, on Mistflower, was not functioning properly. We had a general maintenance service perform an inspection and found algae clogging the strainer basket. Unfortunately, when cleared this did not resolve the issue at hand. The fountain will need to be removed to the shoreline for further inspection and repair.

RiverClub TV's:

The RiverClub had 4 indoor tv's screens go bad as the screens color became purple. Two out of the five outdoor tv's also became nonoperational entirely. All Tv's we replaced and are now operatable.

Highpoint Drainage:

The landscape bed adjacent to 432 Shinnecock Dr. had drainage issues that could not support plant life. We developed a drainage and landscape plan that was approved by the board in September's CDD meeting and were able to execute the project this week. We had ample rain this week to test out the drainage and it appears to be effective.

RiverClub Railings:

Multiple railings and fencing at the RiverClub pool deck have become loose over time. We have come up with a method in house to anchor them much deeper than before so that they will remain secure. We will continue working on this project throughout the off season.

RECDD III

Nothing to report.

All Districts

Pine Tree Issues:

It has been brought to our attention that numerous pine trees in CDD 1 and CDD 2 that have a disease called canker. This disease is spread through the tree's roots and then to its neighboring tree's. We are working with a specialist from Yellowstone landscaping to identify trees that can be saved by injection treatments and which ones need to be cut down and removed. CDD1 has a heavily hit area around the interior round about and CDD 2 is concentrated in Highpoint.

Ponds:

We were able to contract out 2 companies to provide temporary service to our ponds as Charles Aquatics exits the property. They are Aquagenix and J and J Aquatics. Both companies have submitted bids for the RFP. Aquagenix is servicing CDD 1, J and J in CDDs 2 and 3. Both companies will be treating their territories twice during the months of September and October in hopes of regaining control of the conditions. Thus far staff has found it to be effective.

RIVERTOWN

RECDD's Lifestyle Report

Date of report: 10/18/23

Submitted by: Kim Fatuch

Ongoing Projects

- Rental questionnaire is up and running. Lynn has begun using it.
- The new design Newsletter is receiving great feedback from the community.
- Garden Plots and Kayak Shed emails have gone out. All responses have been returned. Kayak shed is full. Garden needs a lot of work. Setting up a garden event for the end of Feb – early March.
- Working to find more bands to utilize the amphitheater more.
- I have submitted Christmas Tree quotes for Jason's review.

October Events

- **October 7th – RiverTown River Jams**
 - Some hits and misses with this one.

- Successes: Roughly 200 – 240 people attended, Residents loved the show, more events like this were requested, the weather was amazing.
- Opportunities: Food trucks & Convenient drink station needed to assist the café in offering great, timely service to all attendees. Better staff surveillance and communication.
- **October 12th – Music Bingo with DJ Ross**
- **October 14th – Vendor Fair and Fall Festival**
 - 36 vendors have signed up for this. We have solidified 250 pumpkins from Amazing Grace Farms. They will be delivered Friday, Oct. 13. We will have a petting zoo, bounce house, hayrides, photo op & pumpkins for purchase.
- **October 20th – Octoberfest at the Café**
 - Working with the German band that was recently at Watersong to come in and play.
 - Will have octoberfest themed food and beer as well as some games for the kids.
- **October 26th – FL/ GA Trivia with DJ Ross**
 - DJ Ross will be adding in some trivia questions about both teams to get residents in the spirit for the game on Saturday.
- **October 27th – FL/GA Tailgate party at RiverClub Amphitheater**
 - Lawn games, inflatable football pass station, and band. Will have food trucks and Grab n Go Café options along with a Beer Tent near the Amphitheater.

November Events

- 11.2.23 – Trivia
- 11.3.23 – Jeremy Weinglass
- 11.9.23 – Chocolate Workshop
- 11.11.23 – Vendor Fair
- 11.7.23 – Davis Cook
- 11.19.23 – Jax Symphony

FOURTH 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, September 20, 2023 at 9:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Howard McGaffney	District Manager
Lauren Gentry	District Counsel
Jeff Mason	District Engineer
Jason Davidson	General Manager
Kevin McKendree	Field Operations Manager
Mike Scuncio	Yellowstone Landscape
Cheyne Solesbee	Yellowstone Landscape
Corey Roberts	Kilinski Van Wyk

The following is a summary of the discussions and actions taken at the September 20, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the meeting to order at 9:47 a.m.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the August 16, 2023 Board of Supervisors Meeting

B. Financial Statements as of July 31, 2023

Copies of the minutes and the financial statements were included in the agenda package for the Board's review.

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

FOURTH ORDER OF BUSINESS**Business Items****A. Consideration of Liability Insurance Proposals****1. FIA Renewal****2. Brown and Brown**

Mr. McGaffney stated that the current insurance provider is FIA and they provided notice that the insurance premiums for the upcoming year could increase as much as 50%. He added that renewing with FIA would be favorable to the District for a couple reasons including their pricing and ability to continue to service the district. It was noted Brown and Brown's deductibles are higher.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor directing staff to proceed with renewing with FIA was approved.

B. Ratification of Addendum to Yellowstone Agreement for Storm Clean Up Services

Mr. McGaffney stated that Yellowstone has provided set pricing for storm clean up services. These guidelines follow FEMA guidelines in the event the District has to file for FEMA grants. This agreement was signed between meetings to get it in place before the recent weather event.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the addendum to the Yellowstone agreement for storm clean up services was ratified.

C. Ratification of Agreement with J&J Aquatics for Interim Pond Maintenance Services

Mr. McGaffney informed the Board that the previous pond maintenance vendor has resigned. In order to get a vendor in place to keep the ponds maintained until proposals can be considered by the Board, staff engaged with J&J Aquatics for the Rivers Edge II and III districts and Aquagenix in Rivers Edge I to get an idea for how each vendor would tackle the issues left by the previous vendor.

Mr. Smith asked what happened to the funds that were going to be withheld for the deficiencies by the previous vendor.

Mr. McGaffney stated that staff is still looking at that and will provide an answer at the next meeting.

On MOTION by Mr. Davis seconded by Mr. Smith with all in favor the interim agreement with J&J Aquatics for pond maintenance services was ratified.

D. Proposals for Pond Maintenance Services

- 1. Aquagenix**
- 2. J&J**
- 3. Lake Doctors**
- 4. Solitude**
- 5. Florida Waterways**

Mr. Davidson stated that he would create a spreadsheet comparing each proposer and their pricing for 12, 18 or 24 visits and bring that back to the next meeting.

Each proposer present at the meeting gave the Board a brief overview of their company and the services they would provide.

This item was tabled to provide more time for review of the proposals.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor extending the interim agreement with J&J Aquatics for pond maintenance services was approved.

E. Consideration of Proposal for Shinnecock Drainage Repair and Plant Replacement

Mr. Davidson stated that there is a common area off Shinnecock that is not draining properly and presented a proposal from Yellowstone to install drain boxes and replace the plant material in the area for a total of \$7,479.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proposal from Yellowstone totaling \$7,749 was approved.

F. Discussion of Policy for Aged Invoices

Mr. McGaffney stated that this policy is a result of invoices occasionally being submitted late by contractors, which makes it difficult to provide accurate financials.

Ms. Gentry added that a policy will be presented at the next meeting that states that invoices submitted more than 120 days after services are rendered may be subject to the District's right to withhold payment for those.

G. Discussion of Holiday Lighting

Mr. Davidson informed the Board that the vendor used for holiday lighting in the past has increased their fees by about \$800 and asked if the Board would like staff to seek additional proposals.

The Board indicated they were comfortable continuing to use Hulihan.

Mr. Davidson also informed the Board that the Christmas tree used is beginning to show signs of age.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscape and Irrigation Maintenance – Monthly Report

Mr. Scuncio provided an overview of Yellowstone's monthly landscape maintenance report, a copy of which was included in the agenda package.

B. District Engineer – Update on Storm Inlet Repairs

Mr. Mason reported that the storm inlet repairs have been completed. He also informed the Board that the draft construction agreement is under negotiation.

C. District Counsel

There being nothing to report, the next item followed.

D. District Manager

There being nothing to report, the next item followed.

E. General Manager - Monthly Amenity and Field Operations Report

A copy of the monthly operations report was included in the agenda package.

Mr. Smith stated that the fountain in front of Watersong is not working properly.

Mr. McKendree stated that it should be taken care of by the end of the week.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Thomas stated that financials are viewed a month behind, which would put the end of year financials being done in November, however there is no meeting scheduled for November.

Mr. McGaffney stated that two months' worth of financials can be included in the following agenda packet.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – October 18, 2023
at 9:00 a.m. at the RiverTown Amenity
Center**

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

Chairman/Vice Chairman

B.

Rivers Edge II

Community Development District

Unaudited Financial Reporting
August 31, 2023



Rivers Edge II
Community Development District
Combined Balance Sheet
August 31, 2023

	<u>Governmental Fund Types</u>				Totals
	General	Debt Service	Capital Projects	Capital Reserve	(Memorandum Only)
<u>Assets:</u>					
Cash	\$480,979	---	---	\$115,667	\$596,646
Due from Vesta- Café	\$48,757	---	---	---	\$48,757
Due from Other	\$5,569	---	---	---	\$5,569
Custody Account	\$236,133	---	---	---	\$236,133
Investment - SBA	\$5,075	---	---	\$21,163	\$26,239
<u>Series 2020</u>					
Reserve	---	\$233,614	---	---	\$233,614
Revenue	---	\$244,746	---	---	\$244,746
Prepayment	---	\$14,720	---	---	\$14,720
Acquisition & Construction	---	---	\$5,618	---	\$5,618
<u>Series 2021</u>					
Reserve	---	\$276,000	---	---	\$276,000
Revenue	---	\$198,726	---	---	\$198,726
Acquisition & Construction	---	---	\$1,844	---	\$1,844
Prepaid Expenses	\$5,729	---	---	---	\$5,729
Utility Deposits	\$16,840	---	---	---	\$16,840
Total Assets	\$799,083	\$967,806	\$7,462	\$136,830	\$1,911,181
<u>Liabilities:</u>					
Accounts Payable	\$46,664	---	---	---	\$46,664
Due to Vesta- Café	\$28,265	---	---	---	\$28,265
Due to Mattamy	\$360	---	---	---	\$360
<u>Fund Balances:</u>					
Nonspendable	\$22,569	---	---	---	\$22,569
Assigned	\$65,000	---	---	\$136,830	\$201,830
Restricted for Debt Service	---	\$967,806	---	---	\$967,806
Restricted for Capital Projects	---	---	\$7,462	---	\$7,462
Unassigned	\$636,225	---	---	---	\$636,225
Total Liabilities and Fund Equity	\$799,083	\$967,806	\$7,462	\$136,830	\$1,911,181

Rivers Edge II
Community Development District
Statement of Revenues & Expenditures
For The Period Ending August 31, 2023

Description	PRORATED		ACTUAL	VARIANCE
	ADOPTED BUDGET	BUDGET THRU 8/31/23		

Revenues:

Assessment - Tax Roll	\$518,325	\$518,325	\$524,274	\$5,949
Administrative Assessment on Unplatted Land	\$90,696	\$90,696	\$90,696	\$0
Developer Contributions	\$1,294,243	\$1,294,243	\$1,459,272	\$165,029
Café Gross Sales	\$494,668	\$494,668	\$642,971	\$148,303
Special Events	\$7,000	\$6,417	\$300	(\$6,117)
Miscellaneous Income/Interest	\$10,000	\$10,000	\$15,700	\$5,700
Cost Share Amenity- Rivers Edge III	\$138,839	\$127,269	\$127,269	\$0

Total Revenues	\$2,553,771	\$2,541,617	\$2,860,481	\$318,864
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Expenditures

Administrative

Engineering	\$15,000	\$13,750	\$5,460	\$8,290
Arbitrage	\$1,200	\$1,100	\$600	\$500
Dissemination Agent	\$5,000	\$4,583	\$4,583	(\$0)
Attorney	\$30,000	\$27,500	\$28,689	(\$1,189)
Annual Audit	\$5,000	\$5,000	\$4,120	\$880
Assessment Fees	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$8,000	\$8,000	\$8,081	(\$81)
Management Fees	\$35,000	\$32,083	\$32,083	(\$0)
Construction Accounting	\$3,500	\$3,208	\$0	\$3,208
Information Technology	\$1,800	\$1,650	\$1,650	\$0
Website Administration	\$1,200	\$1,100	\$1,100	\$0
Telephone	\$200	\$183	\$76	\$107
Postage	\$800	\$733	\$166	\$568
Printing & Binding	\$1,200	\$1,100	\$551	\$549
Insurance	\$6,684	\$6,684	\$5,988	\$696
Legal Advertising	\$2,500	\$2,292	\$723	\$1,568
Other Current Charges	\$1,500	\$1,375	\$0	\$1,375
Office Supplies	\$550	\$504	\$10	\$494
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

Total Administrative	\$124,309	\$116,022	\$99,056	\$16,965
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Grounds Maintenance

Cost Share Landscaping- Rivers Edge	\$713,588	\$654,122	\$654,122	(\$0)
Field Operations Management (Vesta)	\$44,324	\$40,630	\$41,443	(\$813)
Landscape Maintenance	\$396,805	\$363,738	\$370,349	(\$6,611)
Lake Maintenance	\$27,500	\$25,208	\$22,392	\$2,816
Landscape Replacements	\$500	\$500	\$125,697	(\$125,197)
Irrigation Repairs	\$0	\$0	\$47,029	(\$47,029)
Irrigation Water Use	\$0	\$0	\$32,041	(\$32,041)
Streetlighting	\$30,000	\$30,000	\$31,519	(\$1,519)

Total Grounds Maintenance	\$1,212,717	\$1,114,198	\$1,324,594	(\$210,395)
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Rivers Edge II
Community Development District
Statement of Revenues & Expenditures
For The Period Ending August 31, 2023

Description	PRORATED			
	ADOPTED BUDGET	BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
Amenity Center- River House				
General & Lifestyle Manager (Vesta)	\$93,614	\$85,813	\$89,558	(\$3,745)
Hospitality Staff (Vesta)	\$106,902	\$97,994	\$97,994	\$0
Amenity Manager (Vesta)	\$18,540	\$16,995	\$17,334	(\$339)
Security Monitoring	\$5,000	\$4,583	\$0	\$4,583
Telephone	\$11,000	\$11,000	\$11,039	(\$39)
Insurance	\$66,559	\$66,559	\$74,399	(\$7,840)
General Facility & Common Grounds Maint (Vesta)	\$75,040	\$68,787	\$70,163	(\$1,376)
Pool Maintenance(Vesta)	\$10,012	\$9,177	\$9,245	(\$68)
Pool Chemicals(Poolsure)	\$9,200	\$9,200	\$11,248	(\$2,048)
Janitorial Services (Vesta)	\$8,155	\$8,155	\$28,419	(\$20,264)
Access Cards	\$3,500	\$3,208	\$973	\$2,236
Window Cleaning	\$3,500	\$3,208	\$0	\$3,208
Natural Gas	\$5,600	\$5,133	\$4,135	\$998
Electric	\$30,000	\$27,500	\$20,784	\$6,716
Water & Sewer	\$119,000	\$109,083	\$19,070	\$90,014
Repair and Replacements	\$75,000	\$68,750	\$54,611	\$14,139
Refuse	\$15,000	\$15,000	\$15,097	(\$97)
Pest Control	\$1,920	\$1,760	\$1,494	\$266
License/Permits	\$1,000	\$917	\$350	\$566
Other Current	\$500	\$458	\$0	\$458
Special Events	\$30,000	\$30,000	\$41,380	(\$11,380)
Holiday Decorations	\$23,000	\$21,083	\$20,485	\$598
Office Supplies/Postage	\$1,500	\$1,375	\$281	\$1,094
Café-Cost of Goods Sold (Vesta)	\$234,568	\$215,021	\$215,500	(\$479)
Café-Labor (Vesta)	\$236,447	\$236,447	\$371,915	(\$135,468)
Café-Bank Fees (Vesta)	\$22,187	\$22,187	\$26,330	(\$4,143)
Other Expenses related to Café Operations	\$0	\$0	\$1,071	(\$1,071)
Total Amenity Center- River House	\$1,206,745	\$1,139,395	\$1,202,876	(\$63,480)
General Reserves	\$75,000	\$75,000	\$75,000	\$0
Total Expenditures	\$2,618,771	\$2,444,615	\$2,701,526	(\$256,911)
Excess Revenues/Expenses	(\$65,000)		\$158,956	
Fund Balance - Beginning	\$65,000		\$564,839	
Fund Balance - Ending	\$0		\$723,794	

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

Revenues:

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Assessment - Tax Roll	\$0	\$70,497	\$108,892	\$112,544	\$164,546	\$10,130	\$54,890	\$922	\$0	\$0	\$1,853	\$0	\$524,274
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	\$140,003	\$226,159	\$142,260	0	\$147,694	\$0	\$0	\$1,459,272
Café Gross Sales	\$49,170	\$33,012	\$32,535	\$44,885	\$50,463	\$76,535	\$75,528	\$68,049	\$67,246	\$88,675	\$56,873	\$0	\$642,971
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	\$1,020	\$733	\$1,129	\$944	\$1,563	\$1,116	\$0	\$15,700
Cost Share Amenity- Rivers Edge III	\$11,570	\$11,570	\$11,570	\$11,570	\$11,570	\$11,570	\$11,570	\$11,570	\$11,570	\$11,570	\$11,570	\$0	\$127,269
Total Revenues	\$146,370	\$306,228	\$329,825	\$358,156	\$487,163	\$239,258	\$368,879	\$223,929	\$79,760	\$249,501	\$71,413	\$0	\$2,860,481

Expenditures:

Administrative

Engineering	\$588	\$293	\$424	\$185	\$368	\$705	\$496	\$0	\$1,218	\$665	\$520	\$0	\$5,460
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$600
Dissemination Agent	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$0	\$4,583
Attorney	\$1,854	\$1,418	\$2,140	\$2,455	\$3,089	\$2,749	\$1,363	\$5,185	\$2,221	\$2,541	\$3,674	\$0	\$28,689
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,120	\$0	\$0	\$0	\$4,120
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	\$1,853	\$1,541	\$0	\$0	\$0	\$8,081
Management Fees	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$32,083
Construction Accounting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$1,650
Webiste Administration	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$1,100
Telephone	\$16	\$7	\$29	\$18	\$1	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$76
Postage	\$0	\$19	\$85	\$0	\$12	\$5	\$10	\$7	\$17	\$11	\$0	\$0	\$166
Printing & Binding	\$187	\$100	\$1	\$38	\$12	\$28	\$14	\$9	\$82	\$72	\$7	\$0	\$551
Insurance	\$5,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,988
Legal Advertising	\$288	\$0	\$0	\$0	\$0	\$226	\$0	\$0	\$0	\$209	\$0	\$0	\$723
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$3	\$3	\$0	\$1	\$1	\$0	\$1	\$0	\$1	\$1	\$0	\$0	\$10
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$22,369	\$5,423	\$6,262	\$6,280	\$7,066	\$7,301	\$5,468	\$10,638	\$12,783	\$7,683	\$7,784	\$0	\$99,056

Grounds Maintenance

Cost Share Landscaping- Rivers Edge	\$59,466	\$59,466	\$59,466	\$59,466	\$59,466	\$59,466	\$59,466	\$59,466	\$59,466	\$59,466	\$59,466	\$0	\$654,122
Field Operations Management (Vesta)	\$3,768	\$3,768	\$3,768	\$3,768	\$3,768	\$3,768	\$3,768	\$3,768	\$3,768	\$3,768	\$3,768	\$0	\$41,443
Landscape Maintenance	\$33,840	\$33,840	\$31,438	\$34,352	\$33,840	\$33,840	\$33,839	\$33,840	\$33,840	\$33,840	\$33,840	\$0	\$370,349
Lake Maintenance	\$1,889	\$1,889	\$940	\$1,889	\$840	\$1,889	\$1,889	\$1,889	\$1,889	\$5,500	\$1,889	\$0	\$22,392
Landscape Replacements	\$14,329	\$4,965	\$4,938	\$1,500	\$0	\$69,302	\$0	\$3,867	\$12,977	\$5,845	\$7,975	\$0	\$125,697
Irrigation Repairs	\$14,392	\$13,691	\$111	\$3,295	\$762	\$157	\$1,187	\$1,174	\$6,373	\$4,170	\$1,720	\$0	\$47,029
Irrigation Water Use	\$1,326	\$2,004	\$2,807	\$979	\$1,974	\$2,222	\$2,125	\$2,960	\$5,244	\$4,591	\$5,810	\$0	\$32,041
Streetlighting	\$2,596	\$2,637	\$2,737	\$2,956	\$3,089	\$2,830	\$2,985	\$2,893	\$3,021	\$2,860	\$2,916	\$0	\$31,519
Total Grounds Maintenance	\$131,604	\$122,258	\$106,204	\$108,203	\$103,738	\$173,473	\$105,257	\$109,857	\$126,577	\$120,039	\$117,383	\$0	\$1,324,594

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
<u>Amenity Center- River House</u>													
General & Lifestyle Manager (Vesta)	\$8,653	\$7,957	\$7,957	\$8,102	\$8,127	\$8,133	\$8,105	\$8,151	\$8,125	\$8,119	\$8,128	\$0	\$89,558
Hospitality Staff (Vesta)	\$8,909	\$8,909	\$8,909	\$8,909	\$8,909	\$8,909	\$8,909	\$8,909	\$8,909	\$8,909	\$8,909	\$0	\$97,994
Amenity Manager (Vesta)	\$1,576	\$1,576	\$1,576	\$1,576	\$1,576	\$1,576	\$1,576	\$1,576	\$1,576	\$1,576	\$1,576	\$0	\$17,334
Security Monitoring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$923	\$930	\$930	\$930	\$967	\$1,037	\$1,036	\$1,036	\$1,164	\$1,034	\$1,050	\$0	\$11,039
Insurance	\$66,520	\$0	\$0	\$7,868	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,399
General Facility & Common Grounds Maint (Vesta)	\$6,378	\$6,378	\$6,378	\$6,378	\$6,378	\$6,378	\$6,378	\$6,378	\$6,378	\$6,378	\$6,378	\$0	\$70,163
Pool Maintenance(Vesta)	\$826	\$826	\$826	\$834	\$834	\$834	\$927	\$834	\$834	\$834	\$834	\$0	\$9,245
Pool Chemicals(Poolsure)	\$834	\$834	\$834	\$1,041	\$1,041	\$1,041	\$1,041	\$1,041	\$1,094	\$1,407	\$1,041	\$0	\$11,248
Janitorial Services (Vesta)	\$2,584	\$2,584	\$2,584	\$2,584	\$2,584	\$2,584	\$2,584	\$2,584	\$2,584	\$2,584	\$2,584	\$0	\$28,419
Access Cards	\$0	\$0	\$0	\$486	\$0	\$0	\$0	\$486	\$0	\$0	\$0	\$0	\$973
Window Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Natural Gas	\$457	\$372	\$569	\$457	\$529	\$382	\$275	\$330	\$293	\$223	\$249	\$0	\$4,135
Electric	\$1,717	\$1,645	\$1,916	\$1,961	\$1,910	\$1,625	\$1,766	\$1,766	\$2,099	\$1,910	\$2,471	\$0	\$20,784
Water & Sewer	\$1,692	\$2,484	\$2,138	\$1,703	\$1,835	\$1,873	\$1,455	\$1,489	\$1,901	\$1,298	\$1,200	\$0	\$19,070
Repair and Replacements	\$11,798	\$6,376	\$3,174	\$5,085	\$4,938	\$297	\$4,108	\$4,281	\$6,467	\$2,362	\$5,724	\$0	\$54,611
Refuse	\$1,288	\$1,295	\$1,303	\$1,296	\$1,313	\$1,285	\$1,269	\$1,256	\$1,613	\$1,592	\$1,587	\$0	\$15,097
Pest Control	\$105	\$0	\$105	\$115	\$212	\$485	\$356	\$115	\$0	\$0	\$0	\$0	\$1,494
License/Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350	\$0	\$0	\$0	\$350
Other Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$6,033	\$4,000	\$2,855	\$10,262	\$3,300	\$350	\$550	\$7,450	\$3,750	\$2,480	\$350	\$0	\$41,380
Holiday Decorations	\$0	\$20,485	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,485
Office Supplies/Postage	\$119	\$0	\$48	\$115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$281
Café-Cost of Goods Sold (Vesta)	\$16,803	\$13,940	\$11,885	\$18,173	\$15,068	\$24,633	\$24,627	\$24,955	\$23,020	\$21,854	\$20,543	\$0	\$215,500
Café-Labor (Vesta)	\$28,251	\$23,154	\$20,579	\$26,216	\$29,170	\$38,479	\$38,881	\$39,509	\$48,468	\$43,657	\$35,550	\$0	\$371,915
Café-Bank Fees (Vesta)	\$2,199	\$1,396	\$1,569	\$1,983	\$2,412	\$3,346	\$2,280	\$2,504	\$2,778	\$3,424	\$2,441	\$0	\$26,330
Other Expenses related to Café Operations	\$552	\$131	\$387	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,071
Amenity Center- River House	\$168,218	\$105,273	\$76,521	\$106,074	\$91,113	\$103,247	\$106,121	\$114,650	\$121,403	\$109,641	\$100,614	\$0	\$1,202,876
General Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000	\$0	\$0	\$0	\$0	\$75,000
Total Expenditures	\$322,191	\$232,955	\$188,987	\$220,558	\$201,918	\$284,020	\$216,846	\$235,145	\$260,763	\$237,363	\$225,781	\$0	\$2,701,526
Excess Revenues (Expenditures)	(175,821)	73,273	140,837	137,599	285,245	(44,762)	152,033	(11,216)	(181,003)	12,138	(154,368)	0	\$158,956

Rivers Edge II
Community Development District
Debt Service Fund - Series 2020
Statement of Revenues & Expenditures
For The Period Ending August 31, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
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Revenues:

Assessment - Tax Roll	\$412,487	\$412,487	\$425,301	\$12,814
Assessment- Direct Bill	\$100,070	\$92,538	\$92,538	\$0
Assessment - Prepayment	\$0	\$0	\$14,720	\$14,720
Interest Income	\$1,500	\$1,500	\$18,301	\$16,801

Total Revenues	\$514,056	\$506,525	\$550,860	\$44,335
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Expenditures

Series 2020

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

Total Expenditures	\$465,513	\$465,513	\$465,513	\$0
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Excess Revenues (Expenditures)	\$48,544	\$41,012	\$85,347	\$44,335
---------------------------------------	-----------------	-----------------	-----------------	-----------------

Net Change in Fund Balance	\$48,544	\$41,012	\$85,347	\$44,335
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Fund Balance - Beginning	\$175,016		\$407,733	
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Fund Balance - Ending	\$223,560		\$493,080	
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Reserve	\$233,614
Revenue	\$244,746
Prepayment	\$14,720
	<u>\$493,080</u>

Rivers Edge II
Community Development District
Debt Service Fund - Series 2021
Statement of Revenues & Expenditures
For The Period Ending August 31, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
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Revenues:

Assessment -Direct Bill	\$552,000	\$552,000	\$552,000	\$0
Interest Income	\$1,500	\$1,500	\$20,256	\$18,756

Total Revenues	\$553,500	\$553,500	\$572,256	\$18,756
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Expenditures

Series 2021

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

Total Expenditures	\$551,775	\$551,775	\$551,775	\$0
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Excess Revenues (Expenditures)	\$1,725	\$1,725	\$20,481	\$18,756
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Net Change in Fund Balance	\$1,725	\$1,725	\$20,481	\$18,756
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Fund Balance - Beginning	\$183,600		\$454,246	
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Fund Balance - Ending	\$185,325		\$474,726	
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Reserve	\$276,000
Revenue	\$198,726
	<u>\$474,726</u>

Rivers Edge II
Community Development District
Capital Reserve Fund
Statement of Revenues & Expenditures
For The Period Ending August 31, 2023

Description	PROPOSED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
<u>Revenues:</u>				
Interest Income	\$0	\$0	\$1,163	\$1,163
Capital Reserve Funding	\$75,000	\$75,000	\$75,000	\$0
Total Revenues	\$75,000	\$75,000	\$76,163	\$1,163
<u>Expenditures</u>				
Repair and Replacements	\$0	\$0	\$14,333	(\$14,333)
Total Expenditures	\$0	\$0	\$14,333	(\$14,333)
Excess Revenues (Expenditures)	\$75,000		\$61,830	
Fund Balance - Beginning	\$0		\$75,000	
Fund Balance - Ending	\$75,000		\$136,830	

Rivers Edge II
Community Development District
Capital Projects Funds
Statement of Revenues & Expenditures
For The Period Ending August 31, 2023

Description	SERIES 2020	SERIES 2021
<u>Revenues:</u>		
Interest Income	\$205	\$15,106
Total Revenues	\$205	\$15,106
<u>Expenditures:</u>		
Capital Outlay	\$0	\$735,509
Total Expenditures	\$0	\$735,509
Excess Revenues (Expenditures)	\$205	(\$720,403)
<u>Other Sources & Uses:</u>		
Transfer In/ (Out)	\$0	\$0
Total Other Sources & Uses	\$0	\$0
Net Change in Fund Balance	\$205	(\$720,403)
Fund Balance - Beginning	\$5,413	\$722,247
Fund Balance - Ending	\$5,618	\$1,844

Rivers Edge II

Community Development District

Long Term Debt Report

Series 2020 Capital Improvement Revenue Bonds	
Interest Rate:	4.5% - 5.3%
Maturity Date:	5/1/2026
Reserve Fund Definition:	50% of Maximum Annual Debt at Issuance
Reserve Fund Requirement:	\$233,614
Reserve Fund Balance:	\$233,614
Bonds outstanding - 5/22/2020	\$7,165,000
Less: May 1, 2021 (Mandatory)	(\$115,000)
Less: May 1, 2022 (Mandatory)	(\$120,000)
Less: May 1, 2023 (Mandatory)	(\$125,000)
Current Bonds Outstanding	\$6,805,000

Series 2021 Capital Improvement Revenue Bonds	
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)
Less: May 1, 2023 (Mandatory)	(\$205,000)
Current Bonds Outstanding	\$9,495,000

Rivers Edge II
Community Development District
Developer Funding

Funding Request #	Date of Request	Wire/Check Date Received Developer	Total Amount Received	Total Funding Request FY 22	Total Funding Request FY 23	Balance (Due From Developer)/ Due To Developer
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	3/8/23	\$258,525.99	\$0.00	\$258,525.99	\$0.00
52	3/8/23	4/12/23	\$140,002.65	\$0.00	\$140,002.65	\$0.00
53	4/11/23	5/2/23	\$226,158.74	\$0.00	\$226,158.74	\$0.00
54	5/10/23	5/26/23	\$142,620.14	\$0.00	\$142,260.14	\$360.00
55	6/12/23	7/5/03	\$147,693.61	\$0.00	\$147,693.61	\$0.00
Total Due from Developer				\$73,670.28	\$1,459,271.64	\$360.00

Total Developer Contributions **\$1,459,271.64**

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	92,537.80	7,531.84	5,177.65	105,247.29
TOTAL DIRECT BILLS	1,491	92,537.80	551,999.84	90,696.00	735,233.64
NET REVENUE TAX ROLL	403	420,463.49	-	518,310.91	938,774.40
TOTAL REVENUE	1,894	513,001.29	551,999.84	609,006.91	1,674,008.04

RECEIVED				
SERIES 2020 DEBT PAID	SERIES 2021 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
-	544,468.00	85,518.35	629,986.35	(0.00)
92,537.80	7,531.84	5,177.65	105,247.29	-
92,537.80	551,999.84	90,696.00	735,233.64	(0.00)
425,300.62	-	524,273.69	949,574.31	(10,799.91)
517,838.42	551,999.84	614,969.69	1,684,807.95	(10,799.91)

DIRECT BILL PERCENT COLLECTED	100.00%	100.00%	100.00%	100.00%
TAX ROLL PERCENT COLLECTED	45.30%	0.00%	101.15%	101.15%
TOTAL PERCENT COLLECTED	100.94%	100.00%	100.98%	100.65%

(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
8	3/30/2023	18,346.96	8,217.34	-	10,129.62
INTEREST	4/6/2023	723.53	324.06	-	399.47
9	5/8/2023	98,693.63	44,203.45	-	54,490.18
TAX CERTIFICATES	6/15/2023	1,669.68	747.83	-	921.85
TAX CERTIFICATES	8/7/2023	3,356.25	1,503.22	-	1,853.03
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		949,574.31	425,300.62	-	524,273.69

C.

Rivers Edge II

Community Development District

Check Run Summary

August 31, 2023

Fund	Date	Check No.	Amount
General Fund			
<i>Accounts Payable</i>	8/2/23	1318-1335	\$ 161,283.42
	8/11/23	1336-1355	\$ 184,521.07
Sub-Total			\$ 345,804.49
Capital Reserve Fund			
<i>Accounts Payable</i>			\$ -
Sub-Total			\$ -
Total			\$ 345,804.49

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/02/23	00144	6/30/23 363401	202306 310-51300-32200		*	4,120.00	
		AUDIT FYE 9/30/22					
				BERGER TOOMBS ELAM GAINES & FRANK			4,120.00 001318
8/02/23	00030	7/01/23 48471	202307 320-57200-46800		*	1,889.00	
		JUL LAKE MAINTENANCE					
				CHARLES AQUATICS, INC.			1,889.00 001319
8/02/23	00102	2/20/23 41470552	202302 320-57200-60000		*	130.95	
		MAINTENANCE SUPPLIES					
		3/01/23 92140034	202303 320-57200-60000		*	185.00	
		AED MGMT 1 YEAR					
		3/08/23 51485644	202303 320-57200-60000		*	99.02	
		FIRST AID SUPPLIES					
		3/20/23 41498597	202303 320-57200-60000		*	130.95	
		MAINTENANCE SUPPLIES					
		3/31/23 51519650	202303 320-57200-60000		*	101.25	
		FIRST AID SUPPLIES					
		5/15/23 41554728	202305 320-57200-60000		*	130.95	
		MAINTENANCE SUPPLIES					
		6/21/23 51637094	202306 320-57200-60000		*	116.14	
		FIRST AID SUPPLIES					
				CINTAS			894.26 001320
8/02/23	00102	7/10/23 41610321	202307 320-57200-60000		*	151.90	
		MAINTENANCE SUPPLIES					
				CINTAS			151.90 001321
8/02/23	00069	6/12/23 42629	202306 320-57200-60000		*	170.00	
		FIX NORTH GATE LOCK					
				DYNAMIC SECURITY PROFESSIONALS, INC			170.00 001322
8/02/23	00069	6/28/23 42620	202306 320-57200-60000		*	320.00	
		REPLACE RELEASE BUTTON GT					
				DYNAMIC SECURITY PROFESSIONALS, INC			320.00 001323
8/02/23	00002	7/01/23 67	202307 310-51300-34000		*	2,916.67	
		JUL MANAGEMENT FEES					
		7/01/23 67	202307 310-51300-35100		*	100.00	
		JUL WEBSITE ADMIN					
		7/01/23 67	202307 310-51300-35100		*	150.00	
		JUL INFORMATION TECH					
		7/01/23 67	202307 310-51300-32400		*	416.67	
		JUL DISSEMINATION SERVICE					
		7/01/23 67	202307 310-51300-51000		*	.57	
		OFFICE SUPPLIES					

RED2 RIVERS EDGE II OKUZMUK

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

CHECK DATE	VEND#	.....INVOICE..... DATE	....EXPENSED TO.... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		7/01/23	67 POSTAGE	202307	310	51300	42000			*	11.40		
		7/01/23	67 COPIES	202307	310	51300	42500			*	72.00		
									GOVERNMENTAL MANAGEMENT SERVICES			3,667.31	001324
8/02/23	00041	6/20/23	421311 MAINTENANCE SUPPLIES	202306	320	57200	60000			*	54.97		
									HAGAN ACE HARDWARE			54.97	001325
8/02/23	00120	6/14/23	6818 MAY GENERAL COUNSEL	202305	310	51300	31500			*	5,185.38		
									KILINSKI VAN WYK PLLC			5,185.38	001326
8/02/23	00053	6/16/23	201903 DJ FOR TRIVIA 8/3/23	202306	320	57200	49400			*	275.00		
		6/16/23	201903 DJ FOR MUSIC BINGO 8/10	202306	320	57200	49400			*	275.00		
		6/16/23	342983 DJ FOR TRIVIA 9/14/23	202306	320	57200	49400			*	275.00		
		6/16/23	342983 DJ FOR MUSIC BINGO 9/21	202306	320	57200	49400			*	275.00		
									LIVE ENTERTAINMENT SOLUTIONS			1,100.00	001327
8/02/23	00006	7/01/23	13129561 JUL POOL CHEMICALS	202307	320	57200	46200			*	1,040.71		
									POOLSURE			1,040.71	001328
8/02/23	00012	7/01/23	CS-2023- CS LANDSCAPE JUL 2023	202307	320	57200	49100			*	59,465.67		
									RIVERS EDGE CDD			59,465.67	001329
8/02/23	00157	6/20/23	1020 POOL PUMP WIRING REPAIR	202306	320	57200	60000			*	508.25		
									TMT ELECTRIC LLC			508.25	001330
8/02/23	00157	6/30/23	1021 COMPLETE WIRING POOL PUMP	202306	320	57200	60000			*	342.00		
									TMT ELECTRIC LLC			342.00	001331
8/02/23	00123	6/23/23	6966180 FY 23 TRUSTEE FEES	202306	310	51300	32300			*	1,250.00		
		6/23/23	6966180 FY 24 TRUSTEE FEES	202306	300	15500	10000			*	2,500.00		
		6/23/23	6966180 INCIDENTAL EXPENSES	202306	310	51300	32300			*	290.63		
									U.S. BANK			4,040.63	001332

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/02/23	00010	6/30/23 411489	202306 320-57200-34000	JUN BILLABLE MILEAGE	*	168.22	
				VESTA PROPERTY SERVICES, INC			168.22 001333
8/02/23	00010	7/01/23 411118	202307 320-57200-34300	JUL FIELD OPS MANAGER	*	3,767.58	
		7/01/23 411118	202307 320-57200-34000	JUL GENERAL MANAGER	*	4,871.75	
		7/01/23 411118	202307 320-57200-34100	JUL HOSPITALITY SERVICES	*	8,908.50	
		7/01/23 411118	202307 320-57200-34200	JUL COMMUNITY MAINT STAFF	*	6,378.42	
		7/01/23 411118	202307 320-57200-46200	JUL POOL MAINTENANCE	*	834.33	
		7/01/23 411118	202307 320-57200-51200	JUL JANITORIAL MAINT	*	2,583.58	
		7/01/23 411118	202307 320-57200-34000	JUL LIFESTYLE MANAGER	*	3,085.50	
		7/01/23 411118	202307 320-57200-34400	JUL ADMIN SERVICES	*	1,575.83	
				VESTA PROPERTY SERVICES, INC			32,005.49 001334
8/02/23	00131	6/27/23 JAX54891	202306 320-57200-46100	MULCH 2023	*	12,319.57	
		7/01/23 JAX55483	202307 320-57200-46100	JUL LANDSCAPE MAINTENANCE	*	30,926.06	
		7/01/23 JAX55483	202307 320-57200-46100	JUL LANDSCAPE POND BANKS	*	2,914.00	
				YELLOWSTONE LANDSCAPE			46,159.63 001335
8/11/23	00112	7/31/23 25405	202307 320-57200-60000	TOUCH SCREEN REPAIR	*	414.45	
				ATLANTIC HOME TECHNOLOGIES INC			414.45 001336
8/11/23	00030	7/14/23 48547	202307 320-57200-46800	WATERSONG 2HP MOTOR/PUMP	*	3,611.00	
				CHARLES AQUATICS, INC.			3,611.00 001337
8/11/23	00030	8/01/23 48707	202308 320-57200-46800	AUG LAKE MAINTENANCE	*	1,889.00	
				CHARLES AQUATICS, INC.			1,889.00 001338
8/11/23	00102	8/07/23 41638504	202308 320-57200-60000	MAINTENANCE SUPPLIES	*	151.90	
				CINTAS			151.90 001339
				RED2 RIVERS EDGE II OKUZMUK			

*** CHECK DATES 08/01/2023 - 08/31/2023 ***
RIVERS EDGE II - GENERAL FUND
BANK A RIVERS EDGE II CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/11/23	00002	8/01/23 68	202308 310-51300-34000	AUG MANAGEMENT FEES	*	2,916.67	
		8/01/23 68	202308 310-51300-35100	AUG WEBSITE ADMIN	*	100.00	
		8/01/23 68	202308 310-51300-35100	AUG INFORMATION TECH	*	150.00	
		8/01/23 68	202308 310-51300-32400	AUG DISSEMINATION SERVICE	*	416.67	
		8/01/23 68	202308 310-51300-42500	COPIES	*	7.20	
GOVERNMENTAL MANAGEMENT SERVICES							3,590.54 001340
8/11/23	00059	7/07/23 24549	202307 310-51300-32500	ARB SRS 2020 FYE 4/30/23	*	600.00	
GRAU & ASSOCIATES							600.00 001341
8/11/23	00041	7/13/23 421482	202307 320-57200-60000	MAINTENANCE SUPPLIES	*	19.95	
		8/09/23 421708	202308 320-57200-60000	MAINTENANCE SUPPLIES	*	77.97	
HAGAN ACE HARDWARE							97.92 001342
8/11/23	00081	7/14/23 S-16298	202307 320-57200-60000	A/C REPAIR	*	462.00	
		7/24/23 S-16365	202307 320-57200-60000	A/C REPAIR	*	320.00	
HOWARD SERVICES INC							782.00 001343
8/11/23	00120	7/16/23 7005	202306 310-51300-31500	JUN GENERAL COUNSEL	*	2,221.36	
KILINSKI VAN WYK PLLC							2,221.36 001344
8/11/23	00053	7/21/23 203394	202307 320-57200-49400	KARAOKE DJ SERVICES	*	350.00	
		8/01/23 238459	202308 320-57200-49400	DJ SERVICES RIVERCLUB	*	350.00	
LIVE ENTERTAINMENT SOLUTIONS							700.00 001345
8/11/23	00006	8/01/23 13129561	202308 320-57200-46200	AUG POOL CHEMICALS	*	1,040.71	
POOLSURE							1,040.71 001346
8/11/23	00008	7/31/23 50686	202306 310-51300-31100	JUN PROFESSIONAL SERVICES	*	1,217.97	
PROSSER							1,217.97 001347

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/11/23	00012	8/01/23 CS-2023-	202308 320-57200-49100		*	59,465.67	
			CS LANDSCAPE AUG 2023				
				RIVERS EDGE CDD			59,465.67 001348
8/11/23	00157	7/24/23 1024	202307 320-57200-60000		*	170.00	
			WIRED NEW POOL PUMP				
				TMT ELECTRIC LLC			170.00 001349
8/11/23	00010	7/31/23 412201	202307 320-57200-60000		*	325.00	
			PRESSURE WASH CAFE DOCK				
				VESTA PROPERTY SERVICES, INC			325.00 001350
8/11/23	00010	7/31/23 412337	202307 320-57200-34000		*	161.84	
			JUL BILLABLE MILEAGE				
				VESTA PROPERTY SERVICES, INC			161.84 001351
8/11/23	00010	8/01/23 411859	202308 320-57200-34300		*	3,767.58	
			AUG FIELD OPS MANAGER				
		8/01/23 411859	202308 320-57200-34000		*	4,871.75	
			AUG GENERAL MANAGER				
		8/01/23 411859	202308 320-57200-34100		*	8,908.50	
			AUG HOSPITALITY SERVICES				
		8/01/23 411859	202308 320-57200-34200		*	6,378.42	
			AUG COMMUNITY MAINT STAFF				
		8/01/23 411859	202308 320-57200-46200		*	834.33	
			AUG POOL MAINTENANCE				
		8/01/23 411859	202308 320-57200-51200		*	2,583.58	
			AUG JANITORIAL MAINT				
		8/01/23 411859	202308 320-57200-34000		*	3,085.50	
			AUG LIFESTYLE MANAGER				
		8/01/23 411859	202308 320-57200-34400		*	1,575.83	
			AUG ADMIN SERVICES				
				VESTA PROPERTY SERVICES, INC			32,005.49 001352
8/11/23	00150	7/07/23 439	202307 320-57200-49400		*	400.00	
			MUSICIAN 8/11/23				
		7/07/23 439	202307 320-57200-49400		*	400.00	
			MUSICIAN 9/1/23				
				WEINGLASS MUSIC			800.00 001353
8/11/23	99999	8/11/23 VOID	202308 000-00000-00000		C	.00	
			VOID CHECK				
				*****INVALID VENDOR NUMBER*****			.00 001354
8/11/23	00131	10/15/22 JAX44152	202210 320-57200-46100		*	2,914.00	
			OCT LANDSCAPE MAINT-PONDS				

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/29/22		JAX46275	202211 320-57200-46100	HURRICANE NICOLE TREE RMV	*	1,200.00	
2/10/23		JAX49091	202301 320-57200-46102	JAN IRRIGATION REPAIRS	*	1,047.73	
2/10/23		JAX49091	202301 320-57200-46102	JAN IRRIGATION REPAIRS	*	1,185.00	
2/15/23		JAX49054	202302 320-57200-46100	FEB LANDSCAPE MAINT-PONDS	*	2,914.00	
3/27/23		JAX50411	202303 320-57200-46100	SPING ANNUALS	*	5,220.00	
3/27/23		JAX50411	202303 320-57200-46100	TREE REPLACEMENT MANORS	*	770.00	
3/27/23		JAX50411	202303 320-57200-46100	MULCH REMOVAL	*	4,700.00	
3/29/23		JAX51340	202303 320-57200-46100	MANORS ENTRANCE PLANT RPL	*	1,426.50	
3/29/23		JAX51341	202303 320-57200-46100	INSTALL 6 COCINA BOULDERS	*	4,420.00	
4/28/23		JAX51659	202303 320-57200-46102	MAR IRRIGATION REPAIRS	*	157.00	
5/12/23		JAX52775	202305 320-57200-46100	PINE TREE FELLING	*	1,715.00	
5/19/23		JAX53036	202305 320-57200-46102	MAY IRRIGATION REPAIRS	*	430.73	
5/29/23		JAX53423	202305 320-57200-46100	RIVERCLUB OAK TREE FELL	*	815.00	
5/29/23		JAX53423	202305 320-57200-46102	MAY IRRIGATION REPAIRS	*	743.00	
6/27/23		JAX54890	202306 320-57200-46102	JUNE IRRIGATION REPAIRS	*	3,323.40	
6/27/23		JAX54890	202306 320-57200-46102	JUN IRRIGATION REPAIRS	*	302.00	
6/27/23		JAX54890	202306 320-57200-46102	JUN IRRIGATION REPAIRS	*	312.40	
6/27/23		JAX54891	202306 320-57200-46100	JUN IRRIGATION REPAIRS	*	250.90	
7/05/23		JAX55559	202306 320-57200-46102	JUN IRRIGATION REPAIRS	*	644.50	
7/05/23		JAX55559	202307 320-57200-46100	SUMMER ANNUALS	*	5,220.00	
7/14/23		JAX56001	202307 320-57200-46102	JUL IRRIGATION REPAIRS	*	375.00	
7/30/23		JAX57295	202307 320-57200-46100	PINE TREE FELLING	*	625.00	
8/02/23		JAX56919	202308 320-57200-46100	LAUREL OAK REMOVAL	*	725.00	

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/15/23	JAX57313	202308	320-57200-46100	AUG LANDSCAPE MAINTENANCE	*	30,926.06	
8/15/23	JAX57313	202308	320-57200-46100	AUG LANDSCAPE MAINT-PONDS	*	2,914.00	
YELLOWSTONE LANDSCAPE							75,276.22 001355
TOTAL FOR BANK A						345,804.49	
TOTAL FOR REGISTER						345,804.49	

RED2 RIVERS EDGE II OKUZMUK



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

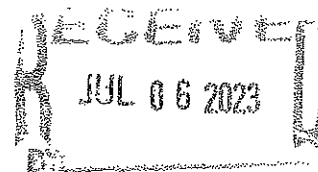
*RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE
SUITE 114
ST. AUGUSTINE, FL 32092*

*Invoice No. 363401
Date 06/30/2023
Client No. 21709*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2022.

Total Invoice Amount \$ 4,120.00

1,315,133.322
144



We now accept Visa and MasterCard.
Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart

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Member AICPA Division for CPA Firms
Private Companies Practice Section

Member FICPA

Charles Aquatics, Inc.

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

Invoice

Date	Invoice #
7/1/2023	48471

Due Date
7/31/2023

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 7-3-2023 by Jason Davidson</p> <p><i>Jason Davidson</i> 1-32-572-468 30</p> <p>RECEIVED JUL 05 2023 By _____</p>			
Thank you for doing business with us!		Balance Due	\$1,889.00



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

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

CUSTOMER SVC/BILLING 833-290-0514
CINTAS FAX # 904-741-6116

INVOICE

SHIP TO: RIVERS EDGE II CDD
160 RIVER DEE DR
SAINT JOHNS, FL 32259-6953

INVOICE # 4147055295
INVOICE DATE 02/20/2023
SERVICE TICKET # 4147055295

BILL TO: C/O RIVERTOWN COMMUNITY ASSOCIATION
RIVERS EDGE COMMUNITY DEVELOPMENT DIS
475 W TOWN PL
ST AUGUSTINE, FL 32092-3649

SOLD TO # 20958738
PAYER # 10596960
PAYMENT TERMS NET 10 EOM
SORT # 02800002682
CINTAS ROUTE 22 / DAY 1 / STOP 001

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	3X5 ACTIVE SCRAPER	04	F	2	9.000	18.00	Y
	X10186	4X6 ACTIVE SCRAPER	04	F	3	10.000	30.00	Y
	X10189	3X5 XTRAC MAT ONYX	04	F	4	15.000	60.00	Y
	X10192	4X6 XTRAC MAT ONYX	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	

Signature :

Alexia Smith

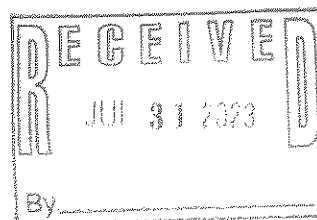
Invoice Total Pymnt on Acct
139.46 0.00

Sold To: 0020958738 SO# 4147055295

02/20/2023 08:20 AM

CWA

1-32-572-60
102





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

Service / Billing # (904)562-7000
Fax # (904)562-7020
Payment Inquiry # (888)994-2468

Invoice

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

Invoice # 9214003402
Invoice Date 03/01/2023
Credit Terms NET 30 DAYS
Customer # 12663109
Cintas Route LOC #0292 ROUTE 0009
Order # 0060140474
Payer # 10596960

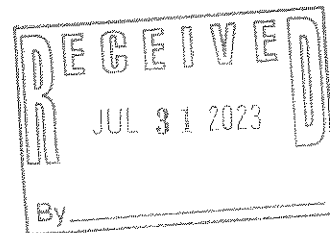
Bill To RIVERTOWN COMMUNITY ASSOCIATION
RIVERS EDGE COMMUNITY
DEVELOPMENT DIS
STE 114
475 W TOWN PL
ST AUGUSTINE, FL 32092-3649

Material #	Description	Quantity	Unit Price	Ext Price	Tax
7431001Z_R	LIFEREDY AED MGMT 1YR	1 EA	\$185.00	\$185.00	
Invoice Sub-total				\$185.00	
Tax				\$0.00	
Invoice Total				\$185.00	

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

Note

1-32-572-60
102





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

Service / Billing # (904)562-7000
Fax # (904)562-7020
Payment Inquiry # (888)994-2468

Invoice

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

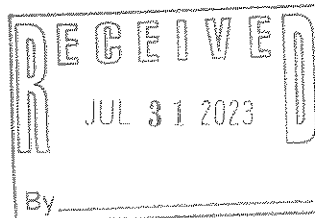
Invoice # 5148564486
Invoice Date 03/08/2023
Credit Terms NET 30 DAYS
Customer # 12663109
Cintas Route LOC #0292 ROUTE 0009
Order # 7038793831
Payer # 10596960

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

Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit 00000000009585183	Unit Description: FRONT OFFICE F A				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
44249	ELASTIC STRIP SMALL	1 BAG	\$10.17	\$10.17	
44429	LARGE PATCH 2INX3IN- MED	1 BOX	\$14.79	\$14.79	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
82420	READY-RIP 2IN	1 ROL	\$9.60	\$9.60	
	Unit Subtotal:			\$45.01	
Unit 00000000009605930	Unit Description: KITCHEN #7873				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
159	AED CHECKED	1 EA	\$35.06	\$35.06	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
	Unit Subtotal:			\$35.06	
Unit 000000000999900999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$18.95	\$18.95	
	Unit Subtotal:			\$18.95	
	Invoice Sub-total			\$99.02	
	Tax			\$0.00	
	Invoice Total			\$99.02	

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

1.32.572.40
10Z



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

Invoice

Material #	Description	Quantity	Unit Price	Ext Price	Tax
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Note

A handwritten signature in black ink, appearing to read "Ken Lund", is located in the lower-left quadrant of the page.



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CINCINNATI, OH 45263-1025

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WWW.CINTAS.COM/MYACCOUNT

CUSTOMER SVC/BILLING 833-290-0514
CINTAS FAX # 904-741-6116

INVOICE

SHIP TO: RIVERS EDGE II CDD
160 RIVER DEE DR
SAINT JOHNS, FL 32259-6953

INVOICE # 4149859746
INVOICE DATE 03/20/2023
SERVICE TICKET # 4149859746

BILL TO: C/O RIVERTOWN COMMUNITY ASSOCIATION
RIVERS EDGE COMMUNITY DEVELOPMENT DIS
475 W TOWN PL
ST AUGUSTINE, FL 32092-3649

SOLD TO # 20958738
PAYER # 10596960
PAYMENT TERMS NET 10 EOM
SORT # 02800002682
CINTAS ROUTE 22 / DAY 1 / STOP 009

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	3X5 ACTIVE SCRAPER	04	F	2	9.000	18.00	Y
	X10186	4X6 ACTIVE SCRAPER	04	F	3	10.000	30.00	Y
	X10189	3X5 XTRAC MAT ONYX	04	F	4	15.000	60.00	Y
	X10192	4X6 XTRAC MAT ONYX	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	

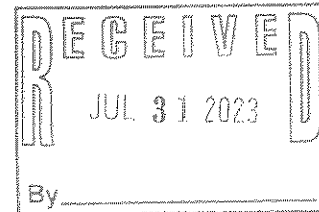
Signature :

Johnathan Perry
Sold To: 0020958738 SO#: 4149859746

Invoice Total Pymt on Acct
139.46 0.00
03/20/2023 10:39 AM

C N A T M

1-32-572-600
102





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

Service / Billing # (904)562-7000
Fax # (904)562-7020
Payment Inquiry # (888)994-2468

Invoice

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

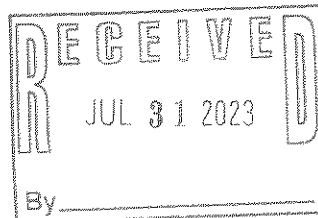
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Invoice Date 03/31/2023
Credit Terms NET 30 DAYS
Customer # 12663109
Cintas Route LOC #0292 ROUTE 0009
Order # 7039298753
Payer # 10596960

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

Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit 00000000009585183	Unit Description:	FRONT OFFICE F A			
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
44249	ELASTIC STRIP SMALL	1 BAG	\$10.17	\$10.17	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
163050	BURN RELIEF PACKET/ 6 PK	1 PAC	\$16.38	\$16.38	
616845	QUIKHEAL STRIP REFILL	1 BAG	\$10.24	\$10.24	
			Unit Subtotal:	\$47.24	
Unit 00000000009605930	Unit Description:	KITCHEN #7873			
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
159	AED CHECKED	1 EA	\$35.06	\$35.06	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
			Unit Subtotal:	\$35.06	
Unit 000000000999900999	Unit Description:	Other			
400	SERVICE CHARGE	1 EA	\$18.95	\$18.95	
			Unit Subtotal:	\$18.95	
			Invoice Sub-total	\$101.25	
			Tax	\$0.00	
			Invoice Total	\$101.25	

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

1-32-572-60
102



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

Invoice

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

Note

A handwritten signature in black ink, appearing to read "The Chief".



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

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

CUSTOMER SVC/BILLING 833-290-0514
CINTAS FAX # 904-741-6116

INVOICE

SHIP TO: RIVERS EDGE II CDD
160 RIVER DEE DR
SAINT JOHNS, FL 32259-6953

INVOICE # 4155472846
INVOICE DATE 05/15/2023
SERVICE TICKET # 4155472846

BILL TO: C/O RIVERTOWN COMMUNITY ASSOCIATION
RIVERS EDGE COMMUNITY DEVELOPMENT DIS
475 W TOWN PL
ST AUGUSTINE, FL 32092-3649

SOLD TO # 20958738
PAYER # 10596960
PAYMENT TERMS NET 10 EOM
SORT # 02800002682
CINTAS ROUTE 22 / DAY 1 / STOP 003

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	3X5 ACTIVE SCRAPER	04	F	2	9.000	18.00	N
	X10186	4X6 ACTIVE SCRAPER	04	F	3	10.000	30.00	N
	X10189	3X5 XTRAC MAT ONYX	04	F	4	15.000	60.00	N
	X10192	4X6 XTRAC MAT ONYX	04	F	1	17.000	17.00	N
SUBTOTAL							125.00	
SERVICE CHARGE							5.95	N
SUBTOTAL							130.95	
TAX							0.00	
TOTAL USD							130.95	

You will notice the annual price adjustment on your invoice beginning on 6/1/2023. Rental rates are being adjusted to account for increases in labor wage rates, fleet expenses, raw materials, and energy costs. Rates will remain consistent for the next year.

Thanks for your trust in Cintas. We remain committed to providing you with the highest quality service in the rental industry.

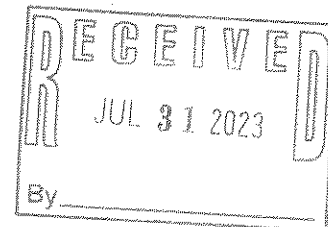
Signature :

Alexia Smith
Sold To: 0020958738 SOX: 4155472846

Invoice Total Pymt on Acct.
130.95 0.00
05/15/2023 07:44 AM

1.32.572.60
102

(Signature)





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

Service / Billing # (904)562-7000
Fax # (904)562-7020
Payment Inquiry # (888)994-2468

Invoice

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

Invoice # 5163709480
Invoice Date 06/21/2023
Credit Terms NET 30 DAYS
Customer # 12663109
Cintas Route LOC #0292 ROUTE 0009
Order # 7041001629
Payer # 10596960

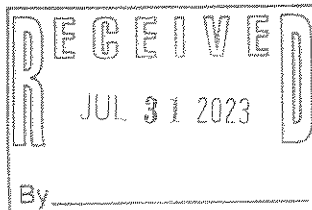
Bill To RIVERTOWN COMMUNITY ASSOCIAION
RIVERS EDGE COMMUNITY
DEVELOPMT DIS
STE 114
475 W TOWN PL
ST AUGUSTINE, FL 32092-3649

Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit	Unit Description:				
000000000009585183	FRONT OFFICE F A				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
44249	ELASTIC STRIP SMALL	1 BAG	\$11.21	\$11.21	
50239	HYDROGEN PEROXIDE 2 OZ	1 EA	\$13.27	\$13.27	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
91019	COLD PACK, SMALL, 1/BOX	1 BOX	\$6.81	\$6.81	
92019	COLD PACK, LARGE, 1/BOX	2 BOX	\$8.32	\$16.64	
Unit Subtotal:				\$58.38	
Unit	Unit Description:				
000000000009605930	KITCHEN #7873				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
159	AED CHECKED	1 EA	\$36.81	\$36.81	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
Unit Subtotal:				\$36.81	
Unit	Unit Description:				
0000000000999900999	Other				
400	SERVICE CHARGE	1 EA	\$20.95	\$20.95	
Unit Subtotal:				\$20.95	
Invoice Sub-total				\$116.14	
Tax				\$0.00	
Invoice Total				\$116.14	

1-32-572-40

102

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



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

Invoice

Material #	Description	Quantity	Unit Price	Ext Price	Tax
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Note





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

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

CUSTOMER SVC/BILLING 833-290-0514
CINTAS FAX # 904-741-6116

INVOICE

SHIP TO: RIVERS EDGE II CDD
160 RIVER DEE DR
SAINT JOHNS, FL 32259-6953

INVOICE # 4161032179
INVOICE DATE 07/10/2023
SERVICE TICKET # 4161032179

BILL TO: C/O RIVERTOWN COMMUNITY ASSOCIATION
RIVERS EDGE COMMUNITY DEVELOPMENT DIS
475 W TOWN PL
ST AUGUSTINE, FL 32092-3649

SOLD TO # 20958738
PAYER # 10596960
PAYMENT TERMS NET 10 EOM
SORT # 02800002682
CINTAS ROUTE 22 / DAY 1 / STOP 005

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	3X5 ACTIVE SCRAPER	04	F	2	10.440	20.88	N
	X10186	4X6 ACTIVE SCRAPER	04	F	3	11.600	34.80	N
	X10189	3X5 XTRAC MAT ONYX	04	F	4	17.400	69.60	N
	X10192	4X6 XTRAC MAT ONYX	04	F	1	19.720	19.72	N
SUBTOTAL							145.00	
SERVICE CHARGE							6.90	N
SUBTOTAL							151.90	
TAX							0.00	
TOTAL USD							151.90	

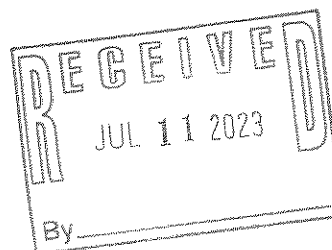
Signature :

Milton Tyus
Sold To: 9020958738 SO# 4161032179

Invoice Total Pymt on Acct.
151.90 0.00
07/10/2023 12:03 PM

Approved RECDD II
Submitted to AP on 7-11-2023
by Jason Davidson

Jason Davidson
1-32-572-600
102



Dynamic Security Professionals, Inc.

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

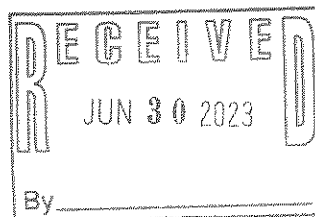
Invoice

Date	Invoice #
6/12/2023	42629

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
Service Call	1	Customer called and requested service for rear north gate that was not locking. Found splice box open with wires broken. traced out wires with a meter and repaired broken wires. Notified customer about gate maglock not aligning due to gate sagging	85.00	85.00
Drive Time	1	Trip Fee	85.00	85.00
<div>RECEIVED</div> <div>JUN 30 2023</div> <div>By _____</div>				
Thank you for your business.			Sales Tax (6.5%) \$0.00	



Dynamic Security Professionals, Inc.

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Invoice

Date	Invoice #
6/28/2023	42620

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
Kevin	Due on receipt

Item	Quantity	Description	Rate	Amount
Service Call	1	Replaced damaged push to release button for pool front exit gate. Rewired new unit and tested	85.00	85.00
Drive Time	1	Trip Fee	85.00	85.00
Equipment	1	Weatherproof Push to Exit Button with Built In Timer Relay Module	150.00	150.00
<div>RECEIVED JUN 28 2023 By _____</div>				
Thank you for your business.			Sales Tax (6.5%)	\$0.00
			Total	\$320.00
			Payments/Credits	\$0.00

Approved RECDD II R&R
Submitted to AP on 6-28-23
by Jason Davidson

Jason Davidson

1-321-572-6069
69

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 67**Invoice Date:** 7/1/23**Due Date:** 7/1/23**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 - July 2023 1.31.513.34		2,916.67	2,916.67
Website Administration - July 2023 1.31.513.351		100.00	100.00
Information Technology - July 2023 1.31.513.351		150.00	150.00
Dissemination Agent Services - July 2023 1.31.513.324		416.67	416.67
Office Supplies 1.31.513.51		0.57	0.57
Postage 1.31.513.42		11.40	11.40
Copies 1.31.513.425		72.00	72.00
2			
<div data-bbox="381 1180 699 1398"><div>RECEIVED</div><div>JUL 06 2023</div><div>By _____</div></div>			

Total \$3,667.31**Payments/Credits** \$0.00**Balance Due** \$3,667.31

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: 06202023 REFERENCE: PO # 06202023 TERMS: NET 15TH CLERK: NWR3 DATE / TIME: 6/20/23 11:14

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

SHIP TO:

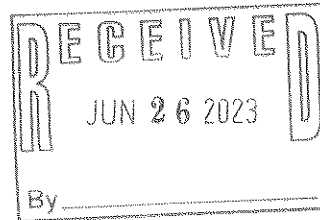
TERMINAL: 601

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

REWARD NO:19820227380

INVOICE: 421311/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	7337538	PARACORD 550 WHT 5/32X50	14.99	1	14.99 /EA	14.99 N
2	2	EA	83382	LINE DOCK 1/2"X20'	19.99	2	19.99 /EA	39.98 N



Approved RECDD 2
Submitted to AP 6.26.23
By Kevin McKendree

Kevin McKendree

X Received By

** AMOUNT CHARGED TO STORE ACCOUNT **

54.97

TAXABLE 0.00
NON-TAXABLE 54.97
SUB-TOTAL 54.97

TAX AMOUNT 0.00
TOTAL AMOUNT 54.97

(DAVIDSON, JASON)

1-332-572-600
41



KILINSKI | VAN WYK

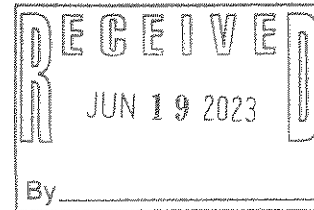
Kilinski | Van Wyk, PLLC

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

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

INVOICE

Invoice # 6818
Date: 06/14/2023
Due On: 07/14/2023



RE2CDD-01

1.31.513.315
120

River's Edge II - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	05/01/2023	Confer with team re: easement options for Watersong maintenance; begin preparation of same	0.30	\$295.00	\$88.50
Service	MM	05/02/2023	Research and review of Watersong plats to determine parcels requiring easement access for stormwater maintenance.	1.00	\$285.00	\$285.00
Service	MG	05/03/2023	Finalize budget approval resolution.	0.10	\$180.00	\$18.00
Service	LG	05/03/2023	Analyze proposed revised cafe structure; confer with bond counsel regarding same.	0.80	\$295.00	\$236.00
Service	LG	05/04/2023	Prepare cafe lease agreement; confer with bond counsel regarding same.	1.80	\$295.00	\$531.00
Service	JK	05/04/2023	Confer re: cafe operations with bond counsel	0.30	\$295.00	\$88.50
Service	LG	05/05/2023	Review tax counsel recommendation regarding proposed cafe lease structure; confer with district manager regarding same; provide comments to April minutes.	1.10	\$295.00	\$324.50
Service	JK	05/05/2023	Confer re: cafe/bond covenants and confer with bond counsel and district manager on same	0.30	\$295.00	\$88.50
Service	LG	05/07/2023	Analyze funding options for RiverClub Cafe.	0.40	\$295.00	\$118.00
Service	LG	05/08/2023	Confer with Kilinski and McGaffney	0.90	\$295.00	\$265.50

			regarding River Club operation; send budget resolution.			
Service	JK	05/08/2023	Review cafe lease provision request; confer with Gentry re: options and structure for same; review bond counsel feedback on same and confer re: historical contract options	0.60	\$295.00	\$177.00
Service	JK	05/08/2023	Confer re: interlocal agreement and budget impacts to same with McGaffney; provide historical information on same	0.20	\$295.00	\$59.00
Service	GK	05/08/2023	Review Florida Statutes Section 189.069 and District website for compliance with the same.	0.40	\$275.00	\$110.00
Service	MM	05/08/2023	Complete draft of easement agreement for Watersong parcels.	1.10	\$285.00	\$313.50
Service	JK	05/10/2023	Conference call re: cafe operation options and structure; research same; call with bond counsel on structure and prepare summary of same	1.40	\$295.00	\$413.00
Service	LG	05/10/2023	Confer with district manager and bond counsel regarding cafe operating structure.	0.40	\$295.00	\$118.00
Service	JK	05/11/2023	Review deed and transmit for signatures for FDOT	0.10	\$295.00	\$29.50
Service	JK	05/15/2023	Confer with district manager re: cafe operations and interlocal share	0.20	\$295.00	\$59.00
Service	LG	05/15/2023	Analyze terms of interlocal funding agreement.	0.10	\$295.00	\$29.50
Service	LG	05/17/2023	Prepare for and attend Board meeting; research available bond capacity.	2.90	\$295.00	\$855.50
Expense	AL	05/17/2023	Mileage: Travel	119.40	\$0.625	\$74.63
Expense	AL	05/17/2023	Hotel: Travel	1.00	\$80.80	\$80.80
Expense	AL	05/17/2023	Meals: Travel	1.00	\$7.45	\$7.45
Service	MG	05/22/2023	Prepare budget notice and budget/assessment resolutions; prepare meeting notice; revise assessment resolution.	0.90	\$180.00	\$162.00
Service	LG	05/22/2023	Review and finalize budget notice and resolutions.	0.30	\$295.00	\$88.50
Service	MG	05/23/2023	Revise appropriation resolution.	0.20	\$180.00	\$36.00
Service	LG	05/23/2023	Review notices for publication.	0.20	\$295.00	\$59.00
Service	MG	05/23/2023	Prepare Deficit Funding Agreement.	0.40	\$180.00	\$72.00

Service	LG	05/26/2023	Review proposed River Club Cafe management structure and confer with bond counsel regarding same.	0.40	\$295.00	\$118.00
Service	JK	05/26/2023	Confer re: cafe agreement; review correspondence on budget documents	0.30	\$295.00	\$88.50
Service	LG	05/27/2023	Confer with District staff regarding bond counsel parameters for cafe management.	0.20	\$295.00	\$59.00
Service	JK	05/31/2023	Conference call re: current construction account and financing options for project improvements	0.20	\$295.00	\$59.00
Service	RVW	05/31/2023	Review final legislative activities for impacts on special districts. Draft final legislative summary for Board.	0.20	\$365.00	\$73.00
					Total	\$5,185.38

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6709	07/02/2023	\$1,363.44	\$0.00	\$1,363.44

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6818	07/14/2023	\$5,185.38	\$0.00	\$5,185.38
Outstanding Balance				\$6,548.82
Total Amount Outstanding				\$6,548.82

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

Please pay within 30 days.



INVOICE

11925 Alden Trace Blvd N
Jacksonville FL 32246

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

Invoice Number: 201903

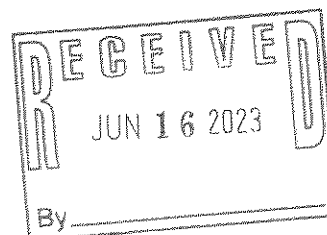
Description	Date	Time	Price
DJ for Trivia	8/3/2023	6:30pm - 8:30pm	\$ 275.00
DJ for Music Bingo	8/10/2023	6:30pm - 8:30pm	\$ 275.00

Total Due **\$ 550.00**

Please make all checks out to Live Entertainment Solutions. Thank you!

Approved RECDD II Special Events
Submitted to AP on 6-16-2023
by Jason Davidson

Jason Davidson
1-32-572-444
53





INVOICE

11925 Alden Trace Blvd N
Jacksonville FL 32246

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

Invoice Number: 342983

Description	Date	Time	Price
DJ for Trivia	9/14/2023	6:30pm - 8:30pm	\$ 275.00
DJ for Music Bingo	9/21/2023	6:30pm - 8:30pm	\$ 275.00

Total Due \$ 550.00

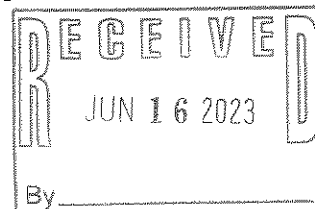
Please make all checks out to Live Entertainment Solutions. Thank you!

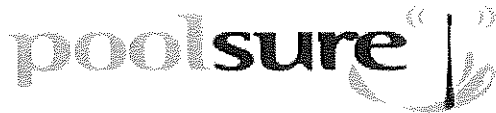
Approved RECDD II Special Events
Submitted to AP on 6-16-2023
by Jason Davidson

Jason Davidson

1-32-572-444

53





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

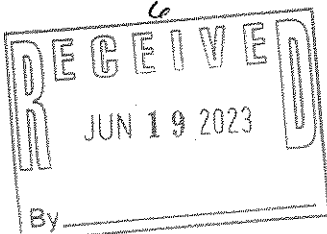
Invoice

Date 7/1/2023

Invoice # 131295615588

Terms	Net 20
Due Date	7/21/2023
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate Approved RECDD II Water Chemistry Submitted to AP on 6-19-2023 by Jason Davidson <i>Jason Davidson</i> 1.32.572.462 	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 #
131295615588

Amount Due \$1,040.71

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295615588

Rivers Edge CDD

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

INVOICE

DATE: 7/1/23
INVOICE # CS-2023-JUL

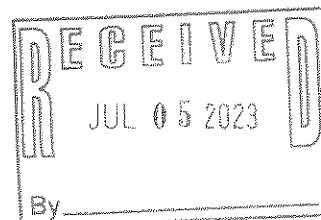
Bill To:

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

DESCRIPTION	AMOUNT
Cost Share-Landscaping for July 2023 / 32 • 572 • 491 12	\$ 59,465.67
TOTAL	\$ 59,465.67

Make check payable to:
Rivers Edge CDD
c/o GMS LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

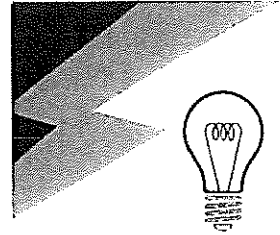
THANK YOU FOR YOUR BUSINESS!



INVOICE

TMT Electric, LLC
290 Circle Dr S
Saint Augustine, FL 32084

tmtelectricllc@gmail.com
+1 (904) 315-1248



Rivers Edge CDD2

Bill to

Rivers Edge CDD2
475 West Town Place Ste 114
Saint Augustine, FL 32092

Invoice details

Invoice no.: 1020
Invoice date: 06/20/2023
Due date: 07/20/2023

Product or service		Amount
1. Services	1 unit x \$508.25	\$508.25
Main pool pump not working at Riverplace. Cleaned and remade electrical connections between panel, VFD, and motor. Verified continuity, correct voltages, and parameters on the VFD. Restarted and confirmed operation.		

Total **\$508.25**

Ways to pay

BANK

Please make checks payable to TMT Electric LLC

Note to customer

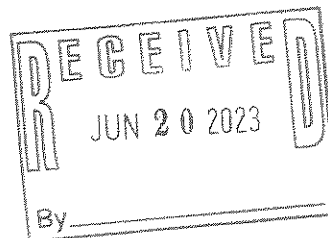
Thank you for your business.

Approved RECDD2
Submitted to AP 6.20.23
By Kevin McKendree

Kevin McKendree

1.32.572.60

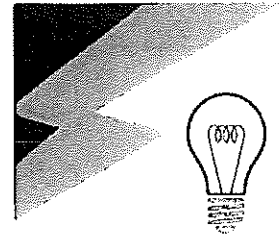
157



INVOICE

TMT Electric, LLC
290 Circle Dr S
Saint Augustine, FL 32084

tmtelectricllc@gmail.com
+1 (904) 315-1248



Rivers Edge CDD2

Bill to

Rivers Edge CDD2
475 West Town Place Ste 114
Saint Augustine, FL 32092

Invoice details

Invoice no.: 1021
Invoice date: 06/30/2023
Due date: 07/30/2023

Product or service	Amount
1. Services	1 unit x \$342.00 \$342.00
Riverplace Pool - Completed wiring to replace faulty pool pump motor. Electrically inspected, tested and verified correct operation upon completion	
Total	\$342.00

Please make check payable to TMT Electric LLC

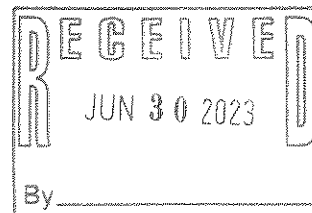
Note to customer

Thank you for your business!

Approved RECDD2
Submitted to AP 6.30.23
By Kevin McKendree

Kevin McKendree

1.32.572.60
157





Corporate Trust Services
EP-MN-VN3L
60 Livingston Ave.
St. Paul, MN 55107

2/3

Invoice Number: 6966180
Invoice Date: 06/23/2023
Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

RIVERS EDGE CDD
ATTN DISTRICT MANAGER
475 WEST TOWN PLACE SUITE 114
WORLD GOLF VILLAGE
ST AUGUSTINE FL 32092

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BOND
SERIES 2020 REVENUE ACCOUNT

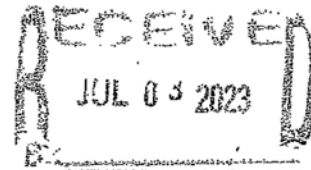
The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All Invoices are due upon receipt.



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

RIVERS EDGE II COMMUNITY DEVELOPMENT
DISTRICT CAPITAL IMPROVEMENT REVENUE BOND
SERIES 2020 REVENUE ACCOUNT

Invoice Number: 6966180
Current Due: \$4,040.63
Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

3/3

Invoice Number: 6966180
Invoice Date: 06/23/2023

Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

RIVERS EDGE II COMMUNITY DEVELOPMENT
DISTRICT CAPITAL IMPROVEMENT REVENUE BOND
SERIES 2020 REVENUE ACCOUNT

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 06/01/2023 - 05/31/2024				\$3,750.00
Incidental Expenses 06/01/2023 to 05/31/2024	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





Invoice

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

Invoice # 411489
Date 06/30/2023

Terms Net 30
Due Date 07/30/2023
Memo Billable Mileage split

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 June split 50-50	0.5	336.44	168.22

Total 168.22

1-32-572-34

10

Vesta Mileage Report

Name:	Kevin McKendree	Month	Jun-23				
Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
6/1	Daily mileage	Rivertown	Rivertown	17.5	Riversedge CDD		17.5
6/2	Daily mileage	Rivertown	Rivertown	12.9	iversedge CDD		12.9
6/5	Daily mileage	Rivertown	Rivertown	43.9	iversedge CDD		43.9
6/6	Daily mileage	Rivertown	Rivertown	26.4	Riversedge CDD		26.4
6/7	Daily mileage	Rivertown	Rivertown	12.3	iversedge CDD		12.3
6/8	Daily mileage	Rivertown	Rivertown	22.6	iversedge CDD		22.6
6/9	Daily mileage	Rivertown	Rivertown	17.9	iversedge CDD		17.9
6/12	Daily mileage	Rivertown	Rivertown	51.8	iversedge CDD		51.8
6/13	Daily mileage	Rivertown	Rivertown	32.6	iversedge CDD		32.6
6/14	Daily mileage	Rivertown	Rivertown	19.3	iversedge CDD		19.3
6/15	Daily mileage	Rivertown	Rivertown	0	iversedge CDD		0
6/16	Daily mileage	Rivertown	Rivertown	0	iversedge CDD		0
6/19	Daily mileage	Rivertown	Rivertown	47.2	iversedge CDD		47.2
6/20	Daily mileage	Rivertown	Rivertown	38.4	iversedge CDD		38.4
6/21	Daily mileage	Rivertown	Rivertown	27.1	iversedge CDD		27.1
6/22	Daily mileage	Rivertown	Rivertown	11.3	iversedge CDD		11.3
6/23	Daily mileage	Rivertown	Rivertown	14.5	iversedge CDD		14.5
6/26	Daily mileage	Rivertown	Rivertown	41.3	iversedge CDD		41.3
6/27	Daily mileage	Rivertown	Rivertown	29.6	iversedge CDD		29.6
6/28	Daily mileage	Rivertown	Rivertown	21	iversedge CDD		21
6/29	Daily mileage	Rivertown	Rivertown	18.3	iversedge CDD		18.3
6/30	Daily mileage	Rivertown	Rivertown	32.4	iversedge CDD		32.4
						Total Mileage	538
						Reimbursement Rate	\$0.625
						Total Reimbursement	\$336.44
						Date Submitted in Paycom	6/30/23



Invoice

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

Invoice # 411118
Date 07/01/2023

Terms Net 30
Due Date 07/20/2023
Memo Rivers Edge CDDII

Bill To

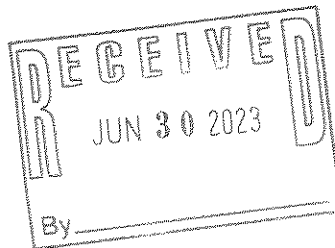
Rivers Edge CDD II
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

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 548911	6/27/2023
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: July 27, 2023

Invoice Amount: \$12,319.57

Description	Current Amount
2023 Extra Mulch	
Mulch (Sub)	\$12,319.57

Invoice Total **\$12,319.57**

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 7-24-2023
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 554832	7/1/2023
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 31, 2023

Invoice Amount: \$30,926.06

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

Approved RECDD II
Submitted to AP on 7-10-2023
by Jason Davidson

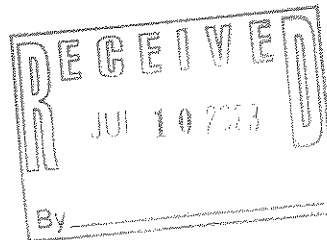
Jason Davidson

1.32.572.461
131

Invoice Total

\$30,926.06

IN COMMERCIAL LANDSCAPING



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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 554830	7/1/2023
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: July 31, 2023

Invoice Amount: \$2,914.00

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

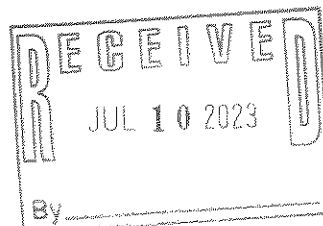
Approved RECDD II WS Pond Banks
Submitted to AP on 7-10-2023 by
Jason Davidson

Jason Davidson

1-32-572-461
131

Invoice Total **\$2,914.00**

IN COMMERCIAL LANDSCAPING



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



FIVE SMOOTH
STONES
SMART HOME SOLUTIONS

Atlantic Home Technologies

5269 Hood Road
Jacksonville, FL 32257
Phone: 904-619-7355

Invoice

Date: 7/31/2023
Invoice Ref: 25405
Rep: Roger Bolman
Terms: Net 30

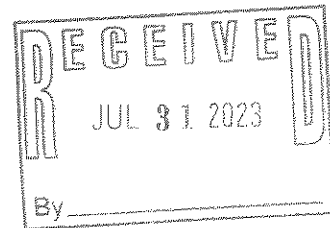
Bill To: Mattamy Rivertown Clubhouse
Rivers Edge CDD II
475 West Town Place Suite 114
St. Augustine, FL 32092
St. Augustine FL 32092

Ship To: Mattamy Rivertown Clubhouse

Item	Description	Quantity	Unit Price	Amount
SVC-Service Call		1.55	\$219.00	\$339.45
SVC-Labor	One (1) Hour Labor	.5	\$150.00	\$75.00
	Flicker on Touchscreen. Diagnose and Repair.			

Approved RECDD II AV Repair
Submitted to AP on 7-31-2023
by Jason Davidson

Jason Davidson
1-32-572-600
112



Parts Total:	\$0.00
Labor Total:	\$414.45
Subtotal:	\$414.45
Sales Tax 6.5%:	\$0.00
Total:	\$414.45
Payments:	
Balance Due:	\$414.45

Charles Aquatics, Inc.

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

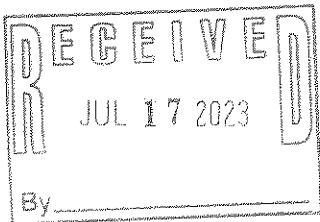
Invoice

Date	Invoice #
7/14/2023	48547

Due Date
8/13/2023

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

Vendor #

Qty	Description	Rate	Amount
1	Watersong Pond 8 Fountain 1: Replaced 2 hp motor and pump Approved RECDD II Submitted to AP on 7-17-2023 by Jason Davidson <i>Jason Davidson</i> 1-32-572-468 30 	3,611.00	3,611.00
Thank you so much for your business!		Balance Due	\$3,611.00

Charles Aquatics, Inc.

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

Invoice

Date	Invoice #
8/1/2023	48707

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

Due Date
8/31/2023

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>Approved RECDD II Submitted to AP on 8-1-2023 by Jason Davidson</p> <p><i>Jason Davidson</i> 1.32.572.468 30</p> <p>RECEIVED AUG 01 2023 By _____</p>			
Thank you for doing business with us!		Balance Due	\$1,889.00



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

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

CUSTOMER SVC/BILLING 833-290-0514
CINTAS FAX # 904-741-6116

INVOICE

SHIP TO: RIVERS EDGE II CDD
160 RIVER DEE DR
SAINT JOHNS, FL 32259-6953

INVOICE # 4163850411
INVOICE DATE 08/07/2023
SERVICE TICKET # 4163850411

BILL TO: C/O RIVERTOWN COMMUNITY ASSOCIATION
RIVERS EDGE COMMUNITY DEVELOPMT DIS
475 W TOWN PL
ST AUGUSTINE, FL 32092-3649

SOLD TO # 20958738
PAYER # 10596960
PAYMENT TERMS NET 10 EOM
SORT # 02800002682
CINTAS ROUTE 22 / DAY 1 / STOP 005

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	3X5 ACTIVE SCRAPER	04	F	2	10.440	20.88	N
	X10186	4X6 ACTIVE SCRAPER	04	F	3	11.600	34.80	N
	X10189	3X5 XTRAC MAT ONYX	04	F	4	17.400	69.60	N
	X10192	4X6 XTRAC MAT ONYX	04	F	1	19.720	19.72	N
SUBTOTAL							145.00	
SERVICE CHARGE							6.90	N
SUBTOTAL							151.90	
TAX							0.00	
TOTAL USD							151.90	

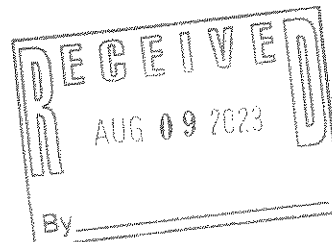
Approved RECDD II
Submitted to AP on 8-9-2023
by Jason Davidson

Jason Davidson
1-32-572-60
102

Signature :

Milton Tyus
invoice Total Pymnt on Acct.
151.90 0.00
Sold To: 0020958738 SO#: 4163850411 08/07/2023 07:52 AM

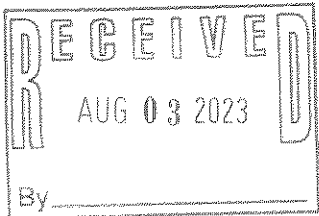
CMAA



1001 Bradford Way
Kingston, TN 37763

Invoice #: 68
Invoice Date: 8/1/23
Due Date: 7/21/23
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2023 1-31-513-34		2,916.67	2,916.67
Website Administration - August 2023 1-31-513-351		100.00	100.00
Information Technology - August 2023 1-31-513-351		150.00	150.00
Dissemination Agent Services - August 2023 1-31-513-324		416.67	416.67
Copies 1-31-513-425		7.20	7.20
2			
			
Total			\$3,590.54
Payments/Credits			\$0.00
Balance Due			\$3,590.54

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Rivers Edge II Community Development District
1001 Bradford Way
Kingston, TN 37763*

Invoice No. 24549
Date 07/07/2023

SERVICE

AMOUNT

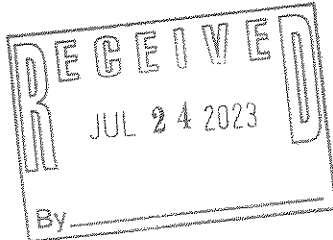
Project: Arbitrage - Series 2020 FYE 4/30/2023
Arbitrage

\$ 600.00

Subtotal: 600.00

Total 600.00

Current Amount Due \$ 600.00



1.31.513.325
59

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

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

PAGE NO: 1

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962
 THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO: 365050 JOB NO: 000 PURCHASE ORDER: 7-13-2023 REFERENCE: PO # 7-13-2023 TERMS: NET 15TH CLERK: SPG3 DATE / TIME: 7/13/23 8:28

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: 421482/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	5028298	6" BLK #1 NAILON 1PC	3.99	1	3.99 /EA	3.99 N
1	1	EA	5028384	6" BLK #5 NAILON 1PC	3.99	1	3.99 /EA	3.99 N
1	1	EA	5028372	6" BLK #4 NAILON 1PC	3.99	1	3.99 /EA	3.99 N
2	2	EA	5073531	KEYBLANK SCHLAGE SC1 ACE	3.99	2	3.99 /EA	7.98 N
<div data-bbox="787 857 1102 1068" data-label="Image"> </div>								
							TAXABLE	0.00
							NON-TAXABLE	19.95
							SUB-TOTAL	19.95
							TAX AMOUNT	0.00
							TOTAL AMOUNT	19.95

** AMOUNT CHARGED TO STORE ACCOUNT **

19.95

Approved RECDD 2
 Submitted to AP 7.13.23
 By Kevin McKendree

1.32.572.60

(DAVIDSON, JASON)

X

Received By

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: 080923 REFERENCE: PO # 080923 TERMS: NET 15TH CLERK: NWR3 DATE / TIME: 8/9/23 10:23

TERMINAL: 601

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

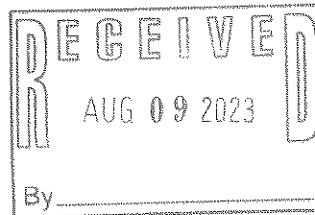
SHIP TO:

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

REWARD NO:19820227380

INVOICE: 421708/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	1014530	SPACKLG&PATCHG CMPND 1PT	14.99	1	14.99 /EA	14.99 N
1	1	BX	H376519	HS PPBL CONSCR 5/16X3-3/4	42.99	1	42.99 /BX	42.99 N
1	1	EA	2295814	CM SL SCREWDRVR 5PC SET	19.99	1	19.99 /EA	19.99 N



** AMOUNT CHARGED TO STORE ACCOUNT **

77.97

TAXABLE 0.00
NON-TAXABLE 77.97
SUB-TOTAL 77.97

Approved RECDD II
Submitted to AP on 8-9-2023
by Jason Davidson

Jason Davidson
(DAVIDSON, JASON)

TAX AMOUNT 0.00
TOTAL AMOUNT 77.97

X Received By

1-32-572.60
411

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

17685	7/14/2023	S-16298	08/13/2023	Amount Paid	
Call Slip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #	
17685	7/14/2023	S-16298	08/13/2023	CAC1822034	

Problem Reported:

*** NC-No Cooling - Com ***

No Cooling - Commerical Call

POC Kevin 904-607-1038

Tech Date

RAY S 07/14/2023

Qty Material
(3) 410a

Equipment:

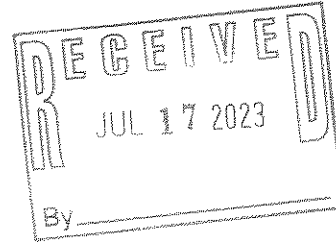
Unit : CCOND

Model : TTA073G300AA

Brand: TRANE

Serial#: 17042MEKYA

Location: Cond#3



Arrived on site locate unit and question. Found unit running but not cooling at peak performance checked pressures. Found unit to be a little low on refrigerant added 3 pounds of 410A to circuit unit is cooling in blue and 55 at this time.

Approved RECDD II
Sumbitted to AP on 7-17-2023
by Jason Davidson

Jason Davidson 1-32-572-60
81

Material	270.00
Labor	192.00
Subtotal	462.00
Tax	0.00
Grand Total	462.00

The above prices and specifications are herby 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

17776	2093144	7/24/2023	S-16365	08/23/2023	Amount Paid	
-------	---------	-----------	---------	------------	-------------	--

Call Slip Number	P.O. Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
17776	2093144	7/24/2023	S-16365	08/23/2023	CAC1822034

Problem Reported:

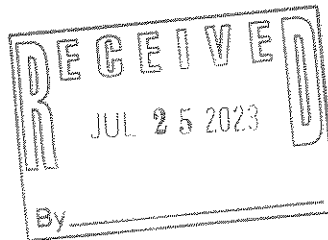
***No Cooling - Com ***POC: Nick 904-327-9381

Tech Date
RUSSELL 07/24/2023

Equipment:

Unit : CAHU Model : TWE090D300AB
Brand: TRANE Serial#: 17093KTGBA
Location: Auh#3

The customer vacuumed out the drain line this morning. It's been working since. I checked all operations and found no problem. Added pan tablets after vacuuming again. Vacuumed the other 2 units and added tablets as a precaution.



Approved RECDD II
Submitted to AP on 7-25-2023
by Jason Davidson

Jason Davidson

1-32-572-60
81

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

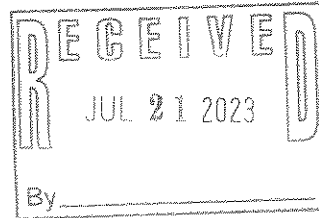
Rivers Edge II CDD
475 West Town Place Suite 114
St. Augustine, Florida 32092

RE2CDD-01

River's Edge II - General Counsel

INVOICE

Invoice # 7005
Date: 07/16/2023
Due On: 08/15/2023



1-31-513-315
126

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	MG	06/01/2023	Prepare budget published notice.	0.20	\$180.00	\$36.00
Service	JK	06/01/2023	Confer with McGaffney re: property transition and assessment allocations; review interlocal	0.20	\$295.00	\$59.00
Service	JK	06/07/2023	Confer with district manager re: election cycle, budget cards and cost share	0.20	\$295.00	\$59.00
Service	LG	06/08/2023	Review May minutes and provide comments to same.	0.30	\$295.00	\$88.50
Service	LG	06/19/2023	Prepare for Board meeting.	0.30	\$295.00	\$88.50
Service	LG	06/20/2023	Confer with King and Thomas regarding cafe agreement.	0.60	\$295.00	\$177.00
Service	LG	06/21/2023	Travel to and attend Board meeting; confer with King, Thomas, and McGaffney regarding cafe management structure.	3.70	\$295.00	\$1,091.50
Service	MG	06/21/2023	Prepare auditor letter response.	0.40	\$180.00	\$72.00
Expense	AL	06/21/2023	Rental Car Expenses: Travel Lauren	1.00	\$57.42	\$57.42
Expense	AL	06/21/2023	Hotel: Travel Lauren	1.00	\$97.51	\$97.51
Expense	AL	06/21/2023	Gas: Travel Lauren	1.00	\$12.91	\$12.91
Expense	AL	06/21/2023	Meals: Travel Lauren	1.00	\$8.52	\$8.52

Service	MG	06/22/2023	Prepare addendum for Pond 8 Fountain 1 repairs.	0.40	\$180.00	\$72.00
Service	LG	06/26/2023	Review and revise work authorization for fountain repair.	0.20	\$295.00	\$59.00
Service	MG	06/27/2023	Review and transmit addendum to Charles Aquatics agreement.	0.20	\$180.00	\$36.00
Service	LG	06/28/2023	Confer with District Manager and Engineer regarding acquisition processes.	0.40	\$295.00	\$118.00
Service	LG	06/29/2023	Review draft audit report.	0.30	\$295.00	\$88.50
					Total	\$2,221.36

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6818	07/14/2023	\$5,185.38	\$0.00	\$5,185.38

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7005	08/15/2023	\$2,221.36	\$0.00	\$2,221.36
Outstanding Balance				\$7,406.74
Total Amount Outstanding				\$7,406.74

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

Please pay within 30 days.



INVOICE

11925 Alden Trace Blvd N
Jacksonville FL 32246

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

Invoice Number: 203394

Description	Length	Time	Price
Karaoke DJ Services	2 Hours	12PM - 2PM	\$ 350.00

\$ 350.00

Please make all checks out to Live Entertainment Solutions. Thank you!

Approved RECDD II Special Events
Submitted to AP on 7-21-2023
by Jason Davidson

Jason Davidson

1-32-572-494

53





INVOICE

11925 Alden Trace Blvd N
Jacksonville FL 32246

Attention: Rivers Edge CDD II

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

Date: August 25th, 2023

Invoice Number: 238459

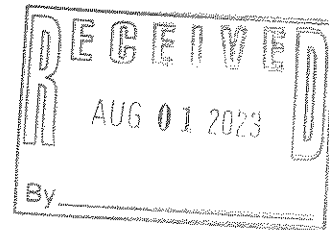
Description	Length	Time	Price
DJ Services at RiverClub	3 Hours	6:30 PM - 9:30 PM	\$ 350.00

\$ 350.00

Please make all checks out to Live Entertainment Solutions. Thank you!

Approved RECDD II Special Events
Submitted to AP on 8-1-2023
by Jason Davidson

Jason Davidson
1-32-572-494
53





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

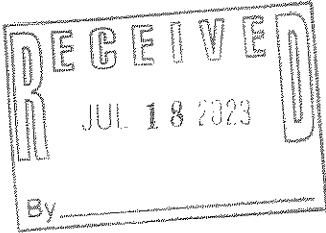
Invoice

Date 8/1/2023

Invoice # 131295616323

Terms	Net 20
Due Date	8/21/2023
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate Approved RECDD II Submitted to AP on 7-18-2023 by Jason Davidson <i>Jason Davidson</i> 1-32-572-462 L 	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 #
131295616323

Amount Due \$1,040.71

Amount Paid

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



131295616323



July 31, 2023

Project No:

P0113094.70

Invoice No:

50686

River's Edge II CDD
c/o Government Management Services, LLC
Attn: Daniel Laughlin
475 W. Town Place, Suite 114
St. Augustine, FL 32092

Project P0113094.70 Rivers Edge II CDD
For services including travel & attend June CDD mtg and meeting with CDD staff on RiverClub drainage.

1-31-513-311
8

Professional Services from June 01, 2023 to June 30, 2023

Professional Personnel

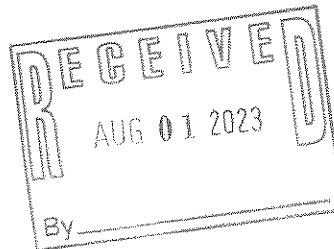
	Hours	Rate	Amount	
Engineer	1.00	140.00	140.00	
Vice President	4.50	235.00	1,057.50	
Totals	5.50		1,197.50	
Total Labor				1,197.50

Reimbursable Expenses

Printing - Reimbursable			.50	
Travel - Reimbursable - Mileage			8.90	
Travel - Reimbursable- Mileage Client OV			8.40	
Total Reimbursables	1.15 times		17.80	20.47
	Total this Invoice			\$1,217.97

Outstanding Invoices

Number	Date	Balance
50379	6/13/2023	1,065.06
Total		1,065.06



INVOICE

DATE: 8/1/23
INVOICE # CS-2023-AUG

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

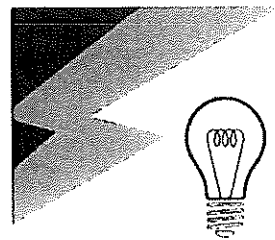
RECEIVED
JUL 31 2023
By _____

THANK YOU FOR YOUR BUSINESS!

INVOICE

TMT Electric, LLC
290 Circle Dr S
Saint Augustine, FL 32084

tmtelectricllc@gmail.com
+1 (904) 315-1248



Rivers Edge CDD2

Bill to

Rivers Edge CDD2
475 West Town Place Ste 114
Saint Augustine, FL 32092

Invoice details

Invoice no.: 1024
Invoice date: 07/24/2023
Due date: 08/23/2023

Product or service	Amount
1. Services	1 unit x \$170.00 \$170.00
Wired new pool pump motor at the Riverplace. Verified correct rotation and operability. Work Completed on Saturday July 15, 2023.	
Total	\$170.00

Please make check payable to TMT Electric LLC

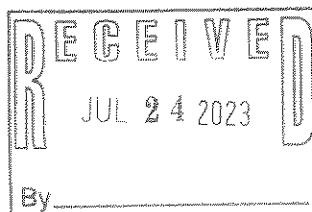
Note to customer

Thank you for your business

Approved RECDD 2
Submitted to AP 7.24.23
By Kevin McKendree

Kevin McKendree

132-572-60
157





Invoice

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

Invoice # 412201
Date 07/31/2023

Terms Net 30
Due Date 08/30/2023
Memo Maintenance Services

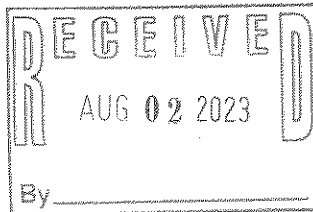
Bill To

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

Description	Quantity	Rate	Amount
Pressure wash café loading dock	1	325.00	325.00

1-32-572-60
10

Total 325.00





Invoice

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

Invoice # 412337
Date 07/31/2023
Terms Net 30
Due Date 08/30/2023
Memo Billable Mileage split

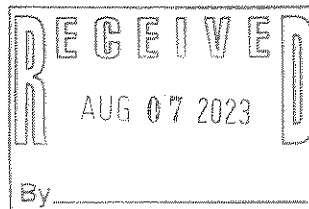
Bill To

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

Description	Quantity	Rate	Amount
Billable Mileage June split 50-50 July	0.5	323.69	161.84

Total 161.84

1.32.572.34
10



Vesta Mileage Report

Name: Kevin McKendree		Month		Jul-23			
Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
7/6	Daily mileage	Rivertown	Rivertown	21.4	Riversedge CDD		21.4
7/7	Daily mileage	Rivertown	Rivertown	14.7	iversedge CDD		14.7
7/10	Daily mileage	Rivertown	Rivertown	46.8	iversedge CDD		46.8
7/11	Daily mileage	Rivertown	Rivertown	31.4	Riversedge CDD		31.4
7/12	Daily mileage	Rivertown	Rivertown	15.8	iversedge CDD		15.8
7/13	Daily mileage	Rivertown	Rivertown	24.5	iversedge CDD		24.5
7/14	Daily mileage	Rivertown	Rivertown	17.8	iversedge CDD		17.8
7/17	Daily mileage	Rivertown	Rivertown	49.7	iversedge CDD		49.7
7/18	Daily mileage	Rivertown	Rivertown	31.6	iversedge CDD		31.6
7/19	Daily mileage	Rivertown	Rivertown	21.2	iversedge CDD		21.2
7/20	Daily mileage	Rivertown	Rivertown	11.5	iversedge CDD		11.5
7/21	Daily mileage	Rivertown	Rivertown	19.4	iversedge CDD		19.4
7/24	Daily mileage	Rivertown	Rivertown	43.6	iversedge CDD		43.6
7/25	Daily mileage	Rivertown	Rivertown	33.7	iversedge CDD		33.7
7/26	Daily mileage	Rivertown	Rivertown	17.3	iversedge CDD		17.3
7/27	Daily mileage	Rivertown	Rivertown	25.8	iversedge CDD		25.8
7/28	Daily mileage	Rivertown	Rivertown	38.9	iversedge CDD		38.9
7/31	Daily mileage	Rivertown	Rivertown	52.8	iversedge CDD		52.8
						Total Mileage	518
						Reimbursement Rate	\$0.625
						Total Reimbursement	\$323.69
						Date Submitted in Paycom	8/3/23



Invoice

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

Invoice # 411859
Date 08/01/2023
Terms Net 30
Due Date 08/22/2023
Memo Rivers Edge CDDII

Bill To

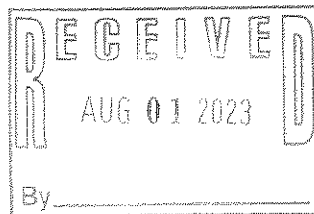
Rivers Edge CDD II
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

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





INVOICE

Weinglass Music
255 Rivertown Shops Drive
Ste 102 PMB 122
Saint Johns, Florida 32259
United States

Phone: 9043230474
Mobile: 3107950679
jeremyweinglass.com

BILL TO
Rivers Edge CDD II
475 West Town Place
Suite 114
Saint Augustine, Florida 32092
United States

kfatuch@vestapropertyservices.com

Invoice Number: 439

Invoice Date: July 7, 2023

Payment Due: August 6, 2023

Amount Due (USD): \$800.00

Items	Quantity	Price	Amount
Musician River Club 8/11/23 5:00-8:00pm	1	\$400.00	\$400.00
Musician River Club 9/1/23 5:00-8:00pm	1	\$400.00	\$400.00
Subtotal:			\$800.00

Approved RECDD II Special Events
Submitted to AP on 7-21-2023
by Jason Davidson

Jason Davidson

1-32-572-444

150

Total: \$800.00

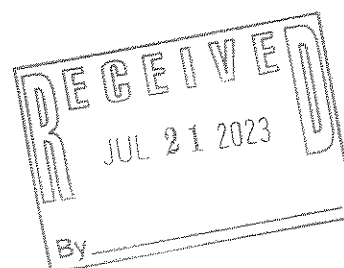
Amount Due (USD): \$800.00

Notes / Terms

Payment options:

mail check

Zelle: Recipient: Weinglass Music | email: info@jeremyweinglass





YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 441529	10/15/2022
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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge II - Pond Banks

Invoice Due Date: November 14, 2022

Invoice Amount: \$2,914.00

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

Approved RECDD II WaterSong Pond Banks
Submitted to AP on 8-3-2023
by Jason Davidson 1-32-572-441

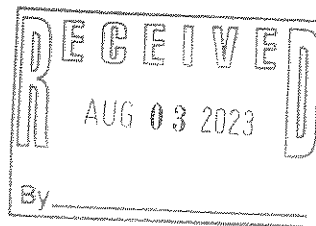
Jason Davidson

Invoice Total

\$2,914.00

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

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





YELLOWSTONE
LANDSCAPE

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 462753	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: \$1,200.00

Description	Current Amount
RIVER CLUB- Hurricane Nicole Tree Removal	
Tree Removal	\$1,200.00

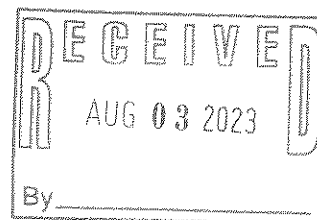
Approved RECDD II
Submitted to AP on 8-3-2023
by Jason Davidson

Jason Davidson
1-32-572-461
131

Invoice Total \$1,200.00

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

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





YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 490916	2/10/2023
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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD II

Invoice Due Date: March 12, 2023

Invoice Amount: \$1,047.73

Description	Current Amount
January irrigation repairs*****Keystone Corners CDD II*****	
Irrigation Repairs	\$1,047.73

Invoice Total **\$1,047.73**

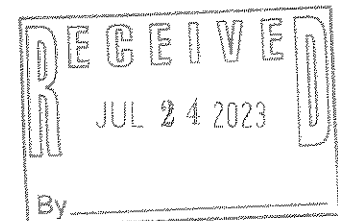
IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 7-24-2023
by Jason Davidson

Jason Davidson

1-32-572-44102

131



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



Irrigation Inspection Report

W. O. #

NAME

ADDRESS

DATE

RIVERTOWN

KEYSTONE CORNER BLVD CLOCK

1/19/2023

PG 1 OF 3

C D D 2

RUN DAYS

START TIME(S)	9am
START TIME(S)	9am
START TIME(S)	

A
B
C

M						
			W			
S	M	T	W	T	F	S

WATER SOURCE

RECLAIM

CLOCK TYPE

RAINBIRD ESP-LXD

RAIN/FREEZE SWITCH

YES

ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D)	S	S	S		S	S	S	S	b	S	S	S	S	S		
RUN TIME	15	15	20		15	20	15	15	10	20	15	15	20	20	15	
PROGRAM	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

S=spray heads

R=rotor heads

B=bubblers

D=drip, netafim or micro sprays

ADJUSTMENTS			1													
PARTIAL CLOGS																
STRAIGHTENED																

Note: Above items are part of irrigation wet check

BROKEN PIPE																
BROKEN HEADS							3			1		1	1			
BROKEN NOZZLES																
SEVERELY CLOGGED INCORRECT NOZZLES							2			1		1				
CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE								1							1	

Note: Circled items are completed

Comments:ZONE 10 ONE BROKEN 12" SPRAY

ZONE 13 ONE BROKEN 12" SPRAY

ZONE 8 WAS NOT WORKING REPLACE DECODER NOW WORKING

DATE COMPLETED

1/19/2023

TECHNICIAN

DAVON ALBERT

CLIENT



Irrigation Inspection Report

W. O. #

NAME

ADDRESS

DATE

RIVERTOWN

KEYSTONE CORNERS BLVD /CLOCK

1/19/2023

PG 2 OF 3

C D D 2

START TIME(S)	9AM
START TIME(S)	9AM
START TIME(S)	

A

B

C

RUN DAYS

	M					
			W			
S	M	T	W	T	F	S

WATER SOURCE

RECLAIM

CLOCK TYPE

RAINBIRD ESP-LXD

RAIN/FREEZE SWITCH

YES

ZONE #	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
TYPE (S,R,B,D)				S	R/S	S	S	R	S	S	S	S	B	S	R	S
RUN TIME																
PROGRAM																

S=spray heads

R=rotor heads

B=bubblers

D=drip, netalim or micro sprays

ADJUSTMENTS																2
PARTIAL CLOGS																
STRAIGHTENED																

Note: Above items are part of Irrigation wet check

BROKEN PIPE													4			
BROKEN HEADS											1					1
BROKEN NOZZLES																
SEVERELY CLOGGED INCORRECT NOZZLES											2					2
CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE	1	1	1													

Note: Circled items are completed

Comments:ZONE 17,18 AND 19 NOT WORKIN

ZONE 29 FOUR BROKEN LATERAL LINE TWO 1/2 AN TWO 3/4

DATE COMPLETED

1/19/2023

TECHNICIAN

DAVON ALBERT

CLIENT



Irrigation Inspection Report

W. O. #

NAME

ADDRESS

DATE

RIVERTOWN

KEYSTONE CORNERS BLVD/CLOCK

1/19/2023

PG 3 OF 3

C D D 2

RUN DAYS

START TIME(S)	9PM
START TIME(S)	9PM
START TIME(S)	

A
B
C

	M					
			W			
S	M	T	W	T	F	S

WATER SOURCE

RECLAIM

CLOCK TYPE

RAINBIRD ESP-LXD

RAIN/FREEZE SWITCH

YES

ZONE #	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
TYPE (S,R,B,D)	S	S	R	S									S	S	S	S
RUN TIME	20	20	30	15	10	15	20	15	15	20	15	30	20	20	20	20
PROGRAM	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B

S=spray heads

R=rotor heads

B=bubblers

D=drip, netalim or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																

Note: Above items are part of irrigation wet check

BROKEN PIPE																
BROKEN HEADS																
BROKEN NOZZLES		1														
SEVERELY CLOGGED INCORRECT NOZZLES																
CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE					1	1	1	1	1	1	1	1				

Note: Circled items are completed

Comments:ZONE 37 TO 44 NOT WORKIN

DATE COMPLETED

1/19/2023

TECHNICIAN

DAVON ALBERT

CLIENT



COMPLETED WORK

W. O. # _____
 NAME RIVER TOWN
 ADDRESS KEYSTONE CORNERS BLVD
 DATE 1/20/2023
 CDD2

#			EXTENTION
2	BROKEN 12" SPRAY + NOZZLES	\$ 22.50	\$ 45.00
6	BROKEN 6" SPRAY +NOZZLES	\$ 16.00	\$ 96.00
2	BROKEN 1/2 LATERAL LINE MISC FITTING AN PIPE	\$ 5.00	\$ 5.00
2	BROKEN 3/4 LATERAL LINE SLIP FIX PIPE COUPLING	\$ 12.23	\$ 12.23
9	NOZZLES	\$ 2.50	\$ 22.50
1	DECODER REPLACEMENT	\$ 402.00	\$ 402.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 582.73

DATE	DESCRIPTION	HOURS	RATE	TOTAL
		5	\$ 93.00	\$ 465.00
				\$ -
				\$ -
				\$ -
				\$ 465.00

COMMENTS :

	MATERIALS	\$ 582.73
	LABOR & RENTAL	\$ 465.00
TOTAL		\$ 1,047.73

DATE COMPLETED 1/20/23 TECHNICIAN DAVON ALBERT CLIENT _____



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 490915	2/10/2023
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 12, 2023

Invoice Amount: \$1,185.00

Description	Current Amount
January irrigation repairs at the River Club	
Irrigation Repairs	\$1,185.00

Invoice Total **\$1,185.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 7-24-2023
by Jason Davidson

Jason Davidson

1-32-572-46102

131



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



W. O. #
NAME
ADDRESS
DATE

River Club house CDD 2

PG 1 OF 1

ALLOCATION
NEEDED

--

LABOR & RENTAL TOTAL

Apire # 2384034

COMPLETED WORK

TOTAL

CLIENT



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 490542	2/15/2023
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

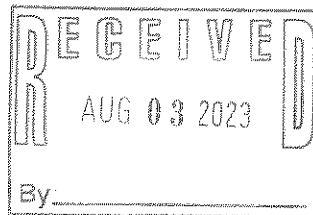
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 17, 2023

Invoice Amount: \$2,914.00

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



Invoice Total **\$2,914.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD II WaterSong Pond Banks
Submitted to aP on 8-3-2023 by Jason Davidson

Jason Davidson
1-32-572-461
131

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 504112	3/27/2023
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: April 26, 2023

Invoice Amount: \$5,220.00

Description	Current Amount
Rivers Edge CDD II Spring Annuals	
Flowers/Annuals	\$5,220.00

Invoice Total **\$5,220.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 7-24-2023
by Jason Davidson

Jason Davidson

1-32-572-461

131



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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 504111	3/27/2023
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: April 26, 2023

Invoice Amount: \$770.00

Description	Current Amount
Rivers Edge CDD II Manors Palm Tree Replacement in common area	
Landscape Enhancement CORE	\$770.00

Invoice Total **\$770.00**

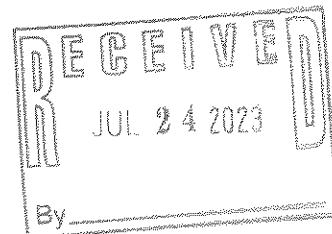
IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 7-24-2023
by Jason Davidson

Jason Davidson

1-32-572-461

131



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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 504110	3/27/2023
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: April 26, 2023

Invoice Amount: \$4,700.00

Description	Current Amount
River Club Mulch removal	
Mulch (Sub)	\$4,700.00

Invoice Total **\$4,700.00**

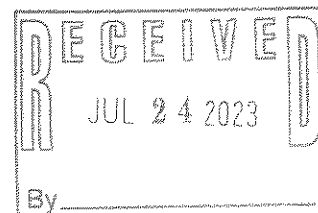
IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 7-24-2023
by Jason Davidson

Jason Davidson

1-32-572-46100

131



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



Proposal #288824

Date: 02/28/2023

From: Michael Scuncio

Proposal For

Rivers Edge CDD II
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 II

River Club Mulch removal

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Mulch Removal	1.00	\$4,700.00

Client Notes

Yellowstone will removed piled up Mulch at pool area. This will keep mulch from running out of beds and keep plant material healthy

Signature

x Jason Davidson

SUBTOTAL	\$4,700.00
SALES TAX	\$0.00
TOTAL	\$4,700.00

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: Jason Davidson

Title: General Manager

Date: 2-28-2023

Assigned To

Michael Scuncio
Office:
mscuncio@yellowstonelandscape.com



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 513409	3/29/2023
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: April 28, 2023

Invoice Amount: \$1,426.50

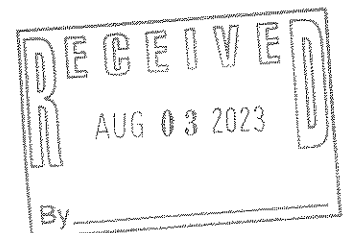
Description	Current Amount
Rivers Edge CDD II Manors Entrance Plant Replacement	
Landscape Enhancement CORE	\$1,426.50

Invoice Total **\$1,426.50**

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 8-3-2023
by Jason Davidson

Jason Davidson
1-32-572,461
131



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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 513410	3/29/2023
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: April 28, 2023

Invoice Amount: \$4,420.00

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

Install 6 Cocina Boulders at River Club

Install Cocina Boulders at The River Club to prevent cars from driving through landscape beds and turf, using two existing boulders in middle island to complete the job.

Landscape Enhancement CORE

\$4,420.00

Invoice Total

\$4,420.00

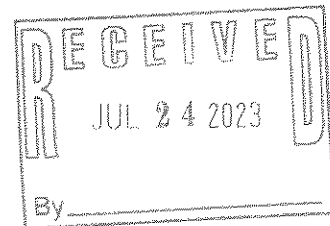
IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 7-24-2023
by Jason Davidson

Jason Davidson

1-32-572,461

131



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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 516599	4/28/2023
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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD II

Invoice Due Date: May 28, 2023

Invoice Amount: \$157.00

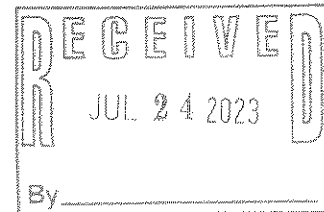
Description	Current Amount
March irrigation repairs*****Head replacement at River Club*****	
Irrigation Repairs	\$157.00

Invoice Total **\$157.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 7-24-2023
by Jason Davidson

Jason Davidson
1-32-572-46102
131



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

**COMPLETED
WORK**

W. O. #

NAME _____

rivertown

ADDRESS

river club

DATE _____

3/21/2023

cdd2

[illegible]

DATE	DESCRIPTION	HOURS	RATE	TOTAL
3/21/2023	tech	1	\$ 93.00	\$ 93.00
				\$ -
				\$ -
				\$ -
				\$ 93.00

COMMENTS :four broken 6" spay heads at entrance center Island

	MATERIALS	\$	64.00
	LABOR & RENTAL	\$	93.00
	TOTAL	\$	157.00

DATE COMPLETED 3/21/23

TECHNICIAN davon albert

CLIENT



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 527756	5/12/2023
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: June 11, 2023

Invoice Amount: \$1,715.00

Description	Current Amount
Pine Tree Felling 465 Shinnecock Services Proposal	
Tree Care Services	\$1,715.00

Invoice Total **\$1,715.00**

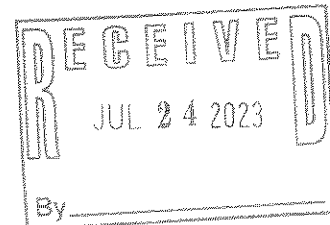
IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 7-24-2023
by Jason Davidson

Jason Davidson

1-32-572-441

131



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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 530365	5/19/2023
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: June 18, 2023

Invoice Amount: \$430.73

Description	Current Amount
May irrigation repairs *****Keystone Corners*****	
Irrigation Repairs	\$430.73

Invoice Total **\$430.73**

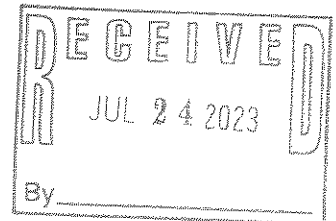
IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 7-24-2023
by Jason Davidson

Jason Davidson

1-32-572-46102

131



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



COMPLETED WORK

W. O. #	HIGH POINTE
NAME	RIVER TOWN
ADDRESS	106 keystone corners blvd
DATE	5/3/2023
	CDD2

#			EXTENTION
2	BROKEN 12" SPRAY	\$ 23.00	\$ 46.00
4	BROKEN 6" SPRAY + NOZZLES	\$ 16.00	\$ 64.00
2	NOZZLES	\$ 3.00	\$ 6.00
1	BROKEN 3/4 PIPE FITTINGS		\$ -
1	3/4 COUPLING	\$ 0.90	\$ 0.90
1	3/4 SLIP FIX	\$ 9.83	\$ 9.83
1	ROTOR	\$ 25.00	\$ 25.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 151.73

DATE	DESCRIPTION	HOURS	RATE	TOTAL
5/3/2023	TECH	3	\$ 93.00	\$ 279.00
				\$ -
				\$ -
				\$ -
				\$ 279.00

COMMENTS :

Aspire # 2639068

	MATERIALS	\$ 151.73
	LABOR & RENTAL	\$ 279.00
	TOTAL	\$ 430.73

DATE COMPLETED 5/3/23	TECHNICIAN DAVON ALBERT	CLIENT
-----------------------	-------------------------	--------



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 534230	5/29/2023
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: June 28, 2023

Invoice Amount: \$815.00

Description	Current Amount
River Club Oak Tree Felling	
Tree Care Services	\$815.00

Invoice Total **\$815.00**

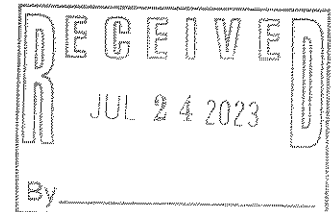
IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 7-24-2023
by Jason Davidson

Jason Davidson

1-32-572-461

131



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



INVOICE

INVOICE #	INVOICE DATE
JAX 534231	5/29/2023
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

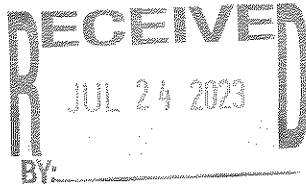
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: June 28, 2023

Invoice Amount: \$743.00

Description	Current Amount
May irrigation repairs *****2198 Kendall Crossing*****	
Irrigation Repairs	\$743.00



Invoice Total **\$743.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 7-24-2023
by Jason Davidson

Jason Davidson

1-32-572-46102

131

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



cdd 2

CLIENT



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 548907	6/27/2023
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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD II

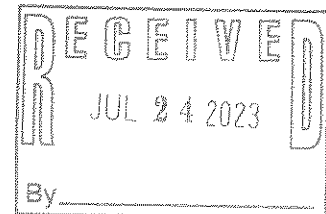
Invoice Due Date: July 27, 2023

Invoice Amount: \$3,323.40

Description	Current Amount
June irrigation repairs*****Keystone Corners*****	
Irrigation Repairs	\$3,323.40

Invoice Total **\$3,323.40**

IN COMMERCIAL LANDSCAPING



Approved RECDD II
Submitted to AP on 7-24-2023
by Jason Davidson

Jason Davidson
1-32-572-46102
131

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



Irrigation Inspection Report

W. O. #

NAME

ADDRESS

DATE

RIVERTOWN

keystone corners blvd

6/15/2023

PG 1 OF 6

cdd 2

START TIME(S)	8pm
START TIME(S)	8pm
START TIME(S)	

RUN DAYS						
A	M		W		F	
B		T		T		S
C	S	M	T	W	T	F

WATER SOURCE

RECLAIM

CLOCK TYPE

RAINBIRD ESP-LXD

RAIN/FREEZE SWITCH

YES

ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D)	S	S	S	mpr	S	S	S	mpr		S	S	S	S	S	mpr	mpr
RUN TIME	20	15	20	30	20	10	20	20		20	10	20	20	15	15	30
PROGRAM	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

S=spray heads

R=rotor heads

B=bubblers

D=drip, netalim or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																

Note: Above items are part of irrigation wet check

BROKEN PIPE																
BROKEN HEADS	1				2		1			1		1	1			
BROKEN NOZZLES			4													
SEVERELY CLOGGED INCORRECT NOZZLES					4					5		4				
CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE																1

Note: Circled items are completed

Comments:ZONE 16 WAS NOT WORKING REPLACE BAD DECODER

ZONE 16 DECODER WAS 25604 NOW IS 28381

DATE COMPLETED

6/15/2023

TECHNICIAN

DAVON ALBERT

CLIENT



Irrigation Inspection Report

W. O. #

NAME

ADDRESS

DATE

RIVERTOWN

KEYSTONE CORNERS BLVD

6/15/2023

PG 2 OF 6

CDD2

START TIME(S)	8PM
START TIME(S)	8PM
START TIME(S)	

A

B

C

RUN DAYS

	M		W		F	
		T		T		S
S	M	T	W	T	F	S

WATER SOURCE

RECLAIM

CLOCK TYPE

RAINBIRD ESP-LXD

RAIN/FREEZE SWITCH

YES

ZONE #	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
TYPE (S,R,B,D)	B	S	S	S	S	S	mpr	S	S	S	B	S	mpr	S	S	
RUN TIME	20	20	10	20	20	15	30	20	20	20	25	20	15	20	20	
PROGRAM	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

S=spray heads

R=rotor heads

B=bubblers

D=drip, netalim or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																

Note: Above items are part of Irrigation wet check

BROKEN PIPE	1															
BROKEN HEADS		1		1	1			1	1			1	1			
BROKEN NOZZLES																
SEVERELY CLOGGED INCORRECT NOZZLES												1				
CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE					1											

Note: Circled Items are completed

Comments:ZONE 21 WAS NOT WORKING REPLACE BAD DECODER

ZONE 21 NEW DECODER # 28377
ZONE 17 BROKEN 1/2 LINE
ZONE 24 AN 29 BROKEN 12" SPRAYS

DATE COMPLETED

6/15/2023

TECHNICIAN

DAVON ALBERT

CLIENT



Irrigation Inspection Report

W. O. #
NAME
ADDRESS
DATE

RIVERTOWN

KEYSTONE CORNERS BLVD

6/15/2023

PG 3 OF 23

CDD2

RUN DAYS

START TIME(S)	8PM
START TIME(S)	8PM
START TIME(S)	

A
B
C

	M		W		F	
		T		T		S
S	M	T	W	T	F	S

WATER SOURCE

RECLAIM

CLOCK TYPE

RAINBIRD ESP-LXD

RAIN/FREEZE SWITCH

YES

ZONE #	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
TYPE (S,R,B,D)	mpr	S		mpr	S	R	R	R	R	S	S	mpr	B	S	S	mpr
RUN TIME	15	20		25	20	45	45	45	45	20	20	25	20	20	20	20
PROGRAM																

S=spray heads

R=rotor heads

B=bubblers

D=drip, netafim or micro sprays

ADJUSTMENTS				1			1									
PARTIAL CLOGS																
STRAIGHTENED																

Note: Above items are part of irrigation wet check

BROKEN PIPE																2
BROKEN HEADS				3												
BROKEN NOZZLES																
SEVERELY CLOGGED																
INCORRECT NOZZLES																
CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE															1	

Note: Circled items are completed

Comments: zone 47 was not working replace bad decoder

zone 47 decoder was 26732 now is 28382

zone 48 two broken 3/4 line

DATE COMPLETED

6/15/2023

TECHNICIAN

davon albert

CLIENT



Irrigation Inspection Report

W. O. #

NAME

ADDRESS

DATE

RIVERTOWN

KEYSTONE CORNERS BLVD

6/15/2023

PG OF

CDD2

RUN DAYS

A

B

C

	M		W		F	
		T		T		S
S	M	T	W	T	F	S

WATER SOURCE

RECLAIM

CLOCK TYPE

RAINBIRD ESP-LXD

RAIN/FREEZE SWITCH

YES

START TIME(S)	8PM
START TIME(S)	8PM
START TIME(S)	

ZONE #	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64
TYPE (S,R,B,D)	R	S	mpr	B	S	R		S	S		mpr	R	B	mpr	S	S
RUN TIME	45	20	20	20	20	45		20	10		30	45	25	25	20	20
PROGRAM	A	A	B	B	B	B	B	B	B	B	B	B	B	B	B	B

S=spray heads

R=rotor heads

B=bubblers

D=drip, netalim or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																

Note: Above items are part of Irrigation wet check

BROKEN PIPE																
BROKEN HEADS			1												1	1
BROKEN NOZZLES																
SEVERELY CLOGGED INCORRECT NOZZLES																
CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE		1														

Note: Circled items are completed

Comments:ZONE 50 WAS NOT WORKING REPLACE BAD DECODER

ZONE 50 DECODER WAS 25736 NOW 28384

ZONE 51 ONE BOKEN 12" SPRAY

DATE COMPLETED

6/15/2023

TECHNICIAN

DAVON ALBERT

CLIENT



Irrigation Inspection Report

W. O. #

NAME

ADDRESS

DATE

RIVERTOWN

KEYSTONE CORNERS BLVD

6/15/2023

PG 5 OF 6

CDD2

START TIME(S)	8PM
START TIME(S)	8PM
START TIME(S)	

A

B

C

RUN DAYS

M	W	F	
T	T	S	
S	M	T	W

WATER SOURCE

RECLAIM

CLOCK TYPE

RAINBIRD ESP-LXD

RAIN/FREEZE SWITCH

YES

ZONE #	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80
TYPE (S,R,B,D)	S															
RUN TIME	20															
PROGRAM	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B

S=spray heads

R=rotor heads

B=bubblers

D=drip, netafim or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																

Note: Above Items are part of Irrigation wet check

BROKEN PIPE																
BROKEN HEADS																
BROKEN NOZZLES																
SEVERELY CLOGGED INCORRECT NOZZLES																
CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE																

Note: Circled Items are completed

Comments:

DATE COMPLETED

6/15/2023

TECHNICIAN

DAVON ALBERT

CLIENT



Irrigation Inspection Report

W. O. #

NAME

ADDRESS

DATE

RIVERTOWN

KEYSTONE CORNERS BLVD

6/15/2023

PG 6 OF 6

cdd2

START TIME(S)	8pm
START TIME(S)	8pm
START TIME(S)	

A

B

C

RUN DAYS

M	W	F
T	T	S
S	M	T
W	T	F
S	M	T
W	T	F

WATER SOURCE

RECLAIM

CLOCK TYPE

RAINBIRD ESP-LXD

RAIN/FREEZE SWITCH

YES

ZONE #	81	82	83	84	85	86	87	88	89	90	91	92	93	94		
TYPE (S,R,B,D)	S								mpr	S	B	R	R	mpr		
RUN TIME	20								30	20	25	45	45	25		
PROGRAM	B															

S=spray heads

R=rotor heads

B=bubblers

D=drip, netalim or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																

Note: Above items are part of Irrigation wet check

BROKEN PIPE																
BROKEN HEADS													1			
BROKEN NOZZLES																
SEVERELY CLOGGED INCORRECT NOZZLES																
CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE																

Note: Circled Items are completed

Comments:

DATE COMPLETED

6/15/2023

TECHNICIAN

DAVON ALBERT

CLIENT

**COMPLETED
WORK**

W. O. #

NAME

RIVERTOWN

ADDRESS

KEYSTONE CORNERS BLVD

DATE _____

6/15/2023

CDD2

#			EXTENTION
1	BROKEN 1/2 LINE	\$ 7.20	\$ 7.20
2	BROKKEN 3/4 LINE	\$ 13.10	\$ 26.20
15	NOZZLES	\$ 2.50	\$ 37.50
1	BROKEN ROTOR	\$ 25.00	\$ 25.00
3	BROKEN 12" SPRAYS + NOZZLES	\$ 23.50	\$ 70.50
16	BROKEN 6" SPRAYS + NOZZLES	\$ 16.00	\$ 256.00
4	DECODER	\$ 407.00	\$ 1,628.00
8	DBY	\$ 2.50	\$ 20.00
8	DBRY	\$ 5.50	\$ 44.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
		PARTS TOTAL	\$ 2,114.40

DATE	DESCRIPTION	HOURS	RATE	TOTAL
6/16/2023	TECH	13	\$ 93.00	\$ 1,209.00
				\$ -
				\$ -
				\$ -
				\$ 1,209.00

COMMENTS :

Aspin #272 4/6/63

	MATERIALS	\$ 2,114.40
	LABOR & RENTAL	\$ 1,209.00
	TOTAL	\$ 3,323.40

DATE COMPLETED 6/16/23

TECHNICIAN DAVON ALBERT

CLIENT



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 548909	6/27/2023
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

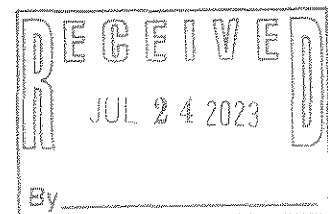
Invoice Due Date: July 27, 2023

Invoice Amount: \$302.00

Description	Current Amount
June irrigation repairs*****River Club*****	
Irrigation Repairs	\$302.00

Invoice Total **\$302.00**

IN COMMERCIAL LANDSCAPING



Approved RECDD II
Submitted to AP on 7-24-2023
by Jason Davidson

Jason Davidson
1.32.572.46102
131

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

**COMPLETED
WORK**

W. O. #

NAME

ADDRESS

DATE _____

RIVER TOWN

river club

6/1/2023

cdd

#	WORK ODER		EXTENTION
1	BROKEN 6" SPRAY + NOZZLE	\$ 16.00	\$ 16.00
4	BROKEN ROTORS	\$ 25.00	\$ 100.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 116.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
6/1/2023	TECH	2	\$ 93.00	\$ 186.00
				\$ -
				\$ -
				\$ -
				\$ 186.00

COMMENTS :

COMPLETED WORK ORDER FOR RIVER CLUB

	MATERIALS	\$	116.00
	LABOR & RENTAL	\$	186.00
TOTAL		\$	302.00

DATE COMPLETED 6/1/23

TECHNICIAN DAVON ALBERT

CLIENT



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 548908	6/27/2023
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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD II

Invoice Due Date: July 27, 2023

Invoice Amount: \$312.40

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

June irrigation repairs*****Keystone Corners*****

Irrigation Repairs

\$312.40

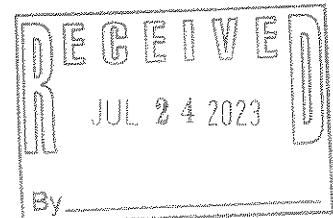
Invoice Total

\$312.40

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 7-24-2023
by Jason Davidson

Jason Davidson
1-32-572-46102
131



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



CDD2

CLIENT



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 548910	6/27/2023
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: July 27, 2023

Invoice Amount: \$250.90

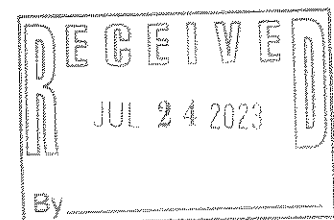
Description	Current Amount
June irrigation repairs*****River Club*****	
Irrigation Repairs	\$250.90

Invoice Total **\$250.90**

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 7-24-2023
by Jason Davidson

Jason Davidson
1-32-572-441
131



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



PG OF

CLIENT



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 555597	7/5/2023
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: August 4, 2023

Invoice Amount: \$644.50

Description	Current Amount
June irrigation repairs*****233 Shinnecook***** Irrigation Repairs	\$644.50

Invoice Total **\$644.50**

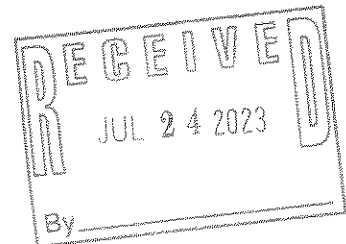
IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 7-24-2023
by Jason Davidson

Jason Davidson

1-32-572-46102

131



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



Irrigation Inspection Report

W. O. #

NAME

ADDRESS

DATE

RIVERTOWN

233 SHINNECOOK DR

6/21/2023

PG 1 OF 1

CDD2

START TIME(S)	12AM
START TIME(S)	
START TIME(S)	

A

B

C

RUN DAYS

	M		W		F	
S	M	T	W	T	F	S
S	M	T	W	T	F	S

WATER SOURCE

RECLAIM

CLOCK TYPE

RAINBIRD ESP-LXD

RAIN/FREEZE SWITCH

YES

ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14		
TYPE (S,R,B,D)	S	S	S	S	R	mpr	B	mpr	mpr	mpr		S	S	S		
RUN TIME	15	15	15	15	45	45	30	45	45	45		15	15	15		
PROGRAM	A	A	A	A	A	A	A	A	A	A		A	A	A		

S=spray heads

R=rotor heads

B=bubblers

D=drip, netalim or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																

Note: Above items are part of irrigation wet check

BROKEN PIPE																
BROKEN HEADS		1											1			
BROKEN NOZZLES																
SEVERELY CLOGGED INCORRECT NOZZLES			1													
CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE																

Note: Circled items are completed

Comments: ZONE 4 WAS NOT WORKING REPLACE BAD DECODER

ZONE 4 WAS 23602 NOW 25989

DATE COMPLETED

6/21/2023

TECHNICIAN

DAVON ALBERT

CLIENT



COMPLETED WORK

W. O. #	
NAME	RIVERTOWN
ADDRESS	233 SHINNECOOK DR
DATE	6/21/2023
	CDD2

#			EXTENTION
2	BROKEN 6" SPRAY + NOZZLES	\$ 16.00	\$ 32.00
1	NOZZLE	\$ 2.50	\$ 2.50
1	DECODER	\$ 407.00	\$ 407.00
2	DBY	\$ 3.00	\$ 6.00
2	DBRY	\$ 5.50	\$ 11.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 458.50

DATE	DESCRIPTION	HOURS	RATE	TOTAL
6/21/2023	TECH	2	\$ 93.00	\$ 186.00
				\$ -
				\$ -
				\$ -
				\$ 186.00

COMMENTS :REPLACE BAD DECODER ON ZONE 4

	MATERIALS	\$ 458.50
	LABOR & RENTAL	\$ 186.00
	TOTAL	\$ 644.50

DATE COMPLETED 6/21/23	TECHNICIAN DAVON ALBERT	CLIENT
------------------------	-------------------------	--------



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 555596	7/5/2023
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: August 4, 2023

Invoice Amount: \$5,220.00

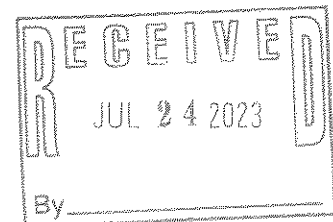
Description	Current Amount
Rivers Edge CDD II Summer Annuals	
Flowers/Annuals	\$5,220.00

Invoice Total **\$5,220.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 7-24-2023
by Jason Davidson

Jason Davidson
1-32-572,461
131



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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 560011	7/14/2023
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: August 13, 2023

Invoice Amount: \$375.00

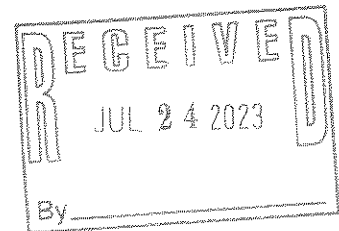
Description	Current Amount
July irrigation repairs*****Head replacement on Longleaf*****	
Irrigation Repairs	\$375.00

Invoice Total **\$375.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 7-24-2023
by Jason Davidson

Jason Davidson
1.32.572.46102
131



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



CDD2

CLIENT



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 572953	7/30/2023
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: August 29, 2023

Invoice Amount: \$625.00

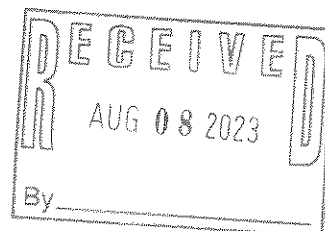
Description	Current Amount
Pine Tree Felling 465 Shinnecock Services Proposal	
Tree Care Services	\$625.00

Invoice Total **\$625.00**

Approved RECDD II
Submitted to AP on 8-8-2023
by Jason Davidson

Jason Davidson
1.32.572.461
131

IN COMMERCIAL LANDSCAPING



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



completed

W. O. #
NAME
ADDRESS
DATE

River Town
sattlement CDD3
7/25/2023 PG OF

#		EACH	EXTNSN
1	valve " 2	\$385.00	\$385.00
1	3"slip fix	\$185.00	\$185.00
6	pvc fitting 2"	\$9.95	\$59.70
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
		PARTS TOTAL	\$ 629.70

Please stamp here

DESCRIPTION	HOURS	RATE	TOTAL
Tech	6	\$93.00	\$558.00
			\$ -
			\$ -
			\$ -
LABOR & RENTAL TOTAL			\$ 558.00

Approved

Aspires # 2788535

Not Approved

Comments:

PROPOSED WORK

Broken main line 2"	MATERIALS	\$ 629.70
	LABOR & RENTAL	\$ 558.00
	TOTAL	\$ 1,187.70

Earl

CLIENT



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 569193	8/2/2023
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: September 1, 2023

Invoice Amount: \$725.00

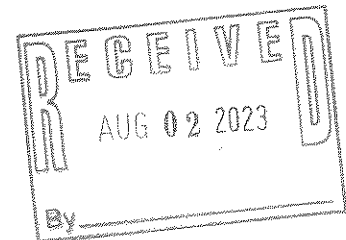
Description	Current Amount
Laurel Oak Removal 96 Ladyslipper	
Tree Care Services	\$725.00

Invoice Total **\$725.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 8-2-2023
by Jason Davidson

Jason Davidson
1-32-572-461
131



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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 573135	8/15/2023
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: September 14, 2023

Invoice Amount: \$30,926.06

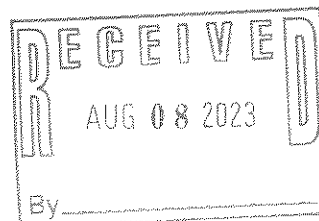
Description	Current Amount
Monthly Landscape Maintenance August 2023	\$30,926.06

Approved RECDD II
Submitted to AP on 8-8-2023
by Jason Davidson

Jason Davidson
1.32.572.461
131

Invoice Total **\$30,926.06**

IN COMMERCIAL LANDSCAPING



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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 573133	8/15/2023
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: September 14, 2023

Invoice Amount: \$2,914.00

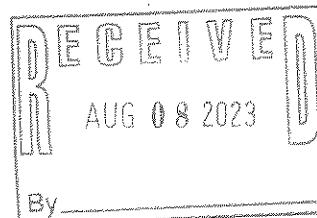
Description	Current Amount
Monthly Landscape Maintenance August 2023	\$2,914.00

Approved RECDD II WaterSong Ponds
Submitted to AP on 8-8-2023
by Jason Davidson

Jason Davidson
1-32-572-461
131

Invoice Total **\$2,914.00**

IN COMMERCIAL LANDSCAPING



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

FIFTH ORDER OF BUSINESS

A.

<u>Vendor</u>	<u>Visits/Inspections</u>	<u>Number of Treatments</u>	<u>Cost Per District</u>	<u>FY24 Budgeted Amount</u>	<u>Variance</u>
Solitude	4/month	as needed	RE 1 - \$55,848	\$ 56,340.00	\$ 492.00
	2/month	as needed	RE 2 - \$20,616	\$ 27,500.00	\$ 6,884.00
	1/month	as needed	RE 3 - \$12,552	\$ 20,000.00	\$ 7,448.00
Total Cost			\$ 89,016.00	\$ 103,840.00	\$ 14,824.00
If approved for all 3 Districts			\$ 86,904.00		\$ 16,936.00

Notables: *approved for all 3 Districts, additionally, visit frequency will be 8/month.
or approximatly twice per week.*

Vendor	Visits/Inspections	Number of Treatments	Cost Per District	FY24 Budgeted Amount	Variance
J&J Aquatics	2/Month Annually	20/Annually	RE 1 - \$47,363.64	\$ 56,340.00	\$ 8,976.37
		1 in Nov/Dec/Jan/Feb	RE 2 - \$23,875.56	\$ 27,500.00	\$ 3,624.44
		2/remaining months	RE 3 - \$13,122.24	\$ 20,000.00	\$ 6,877.76
		Total Cost	\$ 84,361.44	\$ 103,840.00	\$ 19,478.56
		If approved for all 3 Districts	N/A		

Notables: *Midge/Mosquito spraying on 5 ponds of choice once a month March-Sept.
Included twice per month treatments with any xtra treatments at no charge.*

Vendor	Visits/Inspections	Number of Treatments	Cost Per District	FY24 Budgeted Amount	Variance
Florida Waterways	12/Annually	12/Annually	RE 1 - \$53,640	\$ 56,340.00	\$ 2,700.00
			RE 2 - \$22,980	\$ 27,500.00	\$ 4,520.00
			RE 3 - \$12,000	\$ 20,000.00	\$ 8,000.00
			Total Cost	\$ 88,620.00	\$ 103,840.00	$ 15,220.00

Notables: *Routine fountin maintenance is included in the agreement.
Fish Stocking @ \$8.50/fish.*

Vendor	Visits/Inspections	Number of Treatments	Cost Per District	FY24 Budgeted Amount	Variance
Lake Doctors	12/Annually	12/Annually	RE 1 - \$30,334.92	\$ 56,340.00	\$ 26,005.08
			RE 2 - \$28,533.12	\$ 27,500.00	\$ (1,033.12)
			RE 3 - \$33,531.96	\$ 20,000.00	\$ (13,531.96)
		Total Cost	\$ 92,400.00	\$ 103,840.00	\$ 11,440.00

Notables: *The breakdown per District was not provided. The breakdown above is per the
cost share agreement.
Additional Treatments of problem waterways, as required is included.
Assistabce with permitting, purchasie, stocking of fish for biological control.*

<u>Vendor</u>	<u>Visits/Inspections</u>	<u>Number of Treatments</u>	<u>Cost Per District</u>	<u>FY24 Budgeted Amount</u>	<u>Variance</u>
Aquagenix	12/Year Annually	12/Year Annually	RE 1 - \$68,112	\$ 56,340.00	\$(11,772.00)
			RE 2 - \$20,483.04	\$ 27,500.00	\$ 7,016.96
			<u>RE 3 - \$22,514.04</u>	<u>\$ 20,000.00</u>	<u>\$ (2,514.04)</u>
		Total Cost	\$ 111,109.08	\$ 103,840.00	\$ (7,269.08)

If approved for all 3 Districts		N/A			
18/Year Annually	18/Year Annually	RE 1 - \$93,654.00	\$	56,340.00	\$(37,314.00)
	six during high season	RE 2 - \$28,164.24	\$	27,500.00	\$(664.24)
		RE 3 - \$30,956.76	\$	20,000.00	\$(10,956.76)
		Total Cost	\$	152,775.00	\$	103,840.00	$(48,935.00)

If approved for all 3 Districts		N/A			
24/Year Annually	24/Year Annually	RE 1 - \$119,196	\$	56,340.00	\$(62,856.00)
		RE 2 - \$35,845.44	\$	27,500.00	\$(8,345.44)
		RE 3 - \$39,399.60	\$	20,000.00	\$(19,399.60)
		Total Cost	\$	194,441.04	\$	103,840.00	$(90,601.04)

Notables: *Assistabce with permitting, purchasie, stocking of fish for biological control.*

1.



Aquagenix

A DCS Company

Welcome to the DeAngelo Contracting Services Family. Let's take an opportunity to tell you about DCS and what we offer. The programs DCS has designed for your waterways has one goal: To promote an environmentally balanced aquatic ecosystem, using cost effective methods that results in well maintain water quality, clarity, and provides our customers with an environmental and recreational asset.

Benefits of DeAngelo Contracting Services Programs are:

- * Management of aquatic littoral and other native planting and sanctuary areas, which aids in the management of nutrient loading of the water body and creates native areas for wildlife.
- * Management of algae and undesirable water weeds along the shoreline, floating on the surface or submersed under the water.
- * Management of border grass and weeds from the toe of the bank to the water's edge.
- * Water analysis for Dissolved Oxygen (DO), pH and Temperature when we treat.
- * Post Treatment Reports providing details of work we performed.

Additional service available from DCS:

- * Wetland planting, restoration, and maintenance
- * Installation of Decorative Fountains and Aeration Systems
- * Servicing Fountain and Aeration Systems
- * Blue Dye / Water Clarity Treatment
- * Turbidity Curtains and Weed Barriers
- * Waterway and Wetland Consulting
- * The creation of littoral and other native planting and sanctuary areas
- * Permit processing for stocking of Triploid Grass Carp
- * Stocking of Game fish and Triploid Grass Carp
- * Comprehensive water testing

Advantages of doing business with DeAngelo Contracting Services:

- * Ten million dollars of insurance coverage, with pollution coverage, to protect you and your organization.
- * Quick response to customer calls.
- * Boats, skiffs, and four-wheel drive maintenance vehicles with appropriate systems to complete the job.
- * Where required, monthly management service reports for use in meetings and submission to government agencies.
- * Educational presentations to interested groups.
- * Our field crews are in uniforms with our company name embroidered identification.
- * Our trucks, boats and spray vehicles are clearly identified with our name, seal, and telephone numbers.

The following is an agreement covering the services DCS will complete for the various bodies of water on your property, a copy of all necessary documents as required and an information sheet detailing your waterways DCS will be treating. If, at any time, you are not fully satisfied with our service there is a cancellation clause included in the agreement.

Please sign the below agreement and return this to our office for immediate scheduling of service. We look forward to the opportunity of serving you.

Respectfully yours,

The team at DeAngelo Contracting Services, Jacksonville



A q u a g e n i x

A DCS Company

DCS AQUATIC MANAGEMENT PLUS AGREEMENT

This agreement dated 9/8/2023 is made between DeAngelo Contracting Services and **RiverTown, a Rivers Edge Community Development District** as described as follows:

RIVERTOWN, A RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

160 RiverGlade Run

St. Johns, FL 32259

Contact: Jason Davidson – General Manager jdavidson@vestapropertyservices.com

CDD 2 12 Treatments/Year

1. Site Locations:

DCS will provide aquatic management services on behalf of RiverTown in accordance with the terms and conditions of this Agreement at the following aquatic site(s): 26 ponds Total acres: 33.08

2. Contract Services: RiverTown agrees to pay DCS the following amounts during the term of this Agreement for these specific water management services:

- Treatment to a manageable level of aquatic grasses and broadleaf weeds around the perimeter of waterways
- Algae treatment
- Treatment to a manageable level of floating aquatic vegetation
- Water testing (as needed) for Dissolved Oxygen, Temperature, and pH
- Abide by Florida BMPs for aquatic vegetation treatment and management
- If unforeseen submersed vegetation growth occurs the owner agrees to create a work order to cover additional herbicides.

Annual Program Investment **\$20,483.04** That will be invoiced monthly at **\$1,706.92**

We will perform 12 monthly waterway services each year. Treatments will follow Florida Best Management Practices.

January 1 February 1 March 1 April 1 May 1 June 1 July 1 August 1 September 1
October 1 November 1 December 1

Contract terms:

The term of this Agreement shall be for a term of 1 year (the "Term") and service shall be continuous without interruption unless this Agreement is terminated as provided for below. Contract addendum(s) may alter or change these terms and conditions.

3. Automatic Renewal:

At the end of the Term or any renewal thereof, this Agreement shall automatically renew for a term equal to its original Term and shall include a 4% increase in the monthly rate, unless a timely "Notice of Cancellation" has been received by DeAngelo Contracting Services as outlined in Paragraph 11.

4. Safety:

DCS agrees to furnish for use in inspecting and treating agreed to bodies of water all appropriate equipment and products, which in its sole discretion will provide safe and effective results for the specific site(s) following Florida law, rules, regulations and BMP -Best Management Practices for aquatics.

5. Insurance:

DCS agrees to maintain the following insurance coverage: Worker's Compensation, General Liability, Automobile Liability, Property and Casualty, Excess Liability and Business Interruption Coverage. Upon written request, CUSTOMER may be listed as an "Additional Insured" at no extra charge. A Certificate of Insurance will be provided at the CUSTOMER's request.

6. Address Change:

If DCS or CUSTOMER undergoes a change in address, notification to the other party shall be made by email, or first-class mail. Written instructions including the new address and telephone number will be enclosed in the notification.

7. Management Change:

If the CUSTOMER undergoes a change of management or personnel in governing and administering of the CUSTOMER, this Agreement will remain in place unless and until terminated in accordance with Paragraph 11. It is the responsibility of the CUSTOMER to notify DCS of any management or personnel change by email or first-class mail. Customer is responsible for all invoices and past due amounts plus interest shall any invoice become past due because of said management changes.

8. Schedule of Payment and Penalties for past due invoices:

CUSTOMER will be invoiced monthly and agrees to pay DCS within thirty (30) days after date of invoice at DCS's home office at 527 South Church St, Hazleton, PA, 18201. Failure to pay the invoiced amount when due shall constitute a default under this Agreement and may result in a suspension of services until invoices are paid in full.

9. Default:

If CUSTOMER defaults on any provision of this Agreement, CUSTOMER hereby agrees that DeAngelo Contracting Services may, at its sole discretion, seek any or all the following remedies: a. Termination of this Agreement. In this event, CUSTOMER agrees to make immediate payment of the total contract amount through the end of its term (less previously paid payments) as liquidated and agreed upon damage. b. Filing of a mechanics lien on property for all monies due plus interest, DCS costs and attorney's fees incurred by DCS.

10. Termination Procedure:

This Agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to DCS, 527 South Church St., Hazleton, PA 18201. DeAngelo Contracting Services reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products. a. "Date of Termination" will be defined as: one (1) month after the last day of the month in which "Notice of Cancellation" was received by DCS in accordance with paragraphs 11. b. If your account is not settled in full at the same time as your cancellation letter is received, DCS will continue to bill you until the contract expires. Settlement in full includes payment for one month's service after the end of the month in which the cancellation letter is received by DeAngelo Contracting Services. c. Payment in full shall be defined as payment to DCS through the effective "Date of Termination" as determined by the procedure outlined above in Paragraphs 11.

12. OTHER ITEMS: -

- a. Water testing necessary for gathering specific and additional information for the purposes of determining any additional Aquatic Algae and Vegetation Control Treatment programs for a water body or bodies of the CUSTOMERS will require a signed Special Service Agreement (SSA) detailing the details of the testing and associated cost before testing begins and will be invoiced separately,
- b. Work or other expenses related to request(s) by CUSTOMER for services that are not specified in this contract will require a signed Special Service Agreement (SSA) detailing the requested additional services and associated costs before work may begin. This SSA will be invoiced separately upon completion of the work detailed in the SSA.
- c. The CUSTOMER is responsible for notifying DCS in advance of the signing of this contract if they utilize any of the water in their bodies of water for irrigation purposes. DCS may, when necessary, use products that have irrigation restrictions that is appropriate or necessary for aquatic vegetation control and management. DCS, will notify CUSTOMER in writing of any irrigation restrictions related to the use of the product(s). CUSTOMER agrees to follow the restrictions in its entirety and shall hold DeAngelo Contracting Services harmless related to any damages as a result of irrigating prior to expiration of irrigation restrictions.
- d. A sudden appearance of dead fish in a lake or pond causes considerable concern and alarm for most people. Most fish kill results from natural events, although people can influence their frequency and severity. Fish kills usually result from too little oxygen in the water. While some result from spills or illegal discharges of toxic substances, most kills occur when oxygen dissolved in the water drops to levels insufficient for fish survival. For a dissolved oxygen or DO-related fish kill to occur, a combination of environmental conditions transpires simultaneously. Weather patterns, water temperature, depth and quality, amount and type of plant growth, fish community structure, along with the presence of viruses and bacteria are all factors that are necessary to trigger a fish kill. Lakes, ponds, and canals located in residential areas are particularly vulnerable to DO related fish kills. Developed areas create runoff that contain high amounts of nutrients. In addition, street and yard drainage that enters waterbodies can cause water quality problems. High levels of nutrients from fertilizers applied to lawns, golf courses and farms cause aquatic plants to thrive. Ponds with high nutrient levels produce dense growths of microscopic plants called algae. When sunlight is available, algae use nutrients and produce oxygen through the process of photosynthesis. Most oxygen available to fish comes from algae. During nighttime and cloudy weather, low sunlight causes algae to switch from photosynthesis to respiration, consuming oxygen needed by fish. During severe events, fish can suffocate from low DO. Most frequently, however, fish become stressed during a low DO period and become susceptible to viral or bacterial infections. Most times, fish can tolerate temporary lags in DO levels. Fish kills occur when several contributory factors occur simultaneously such as prolonged cloudy weather, drought conditions, overcrowded fish populations, excessive algae or other plant growths and high-water temperatures. Rarely is there a direct fish kill as a result of products used for treatment when applied at the specified label rates and use. The CUSTOMER agrees to hold DeAngelo Contracting Services harmless for any issues with fish or other aquatic life which occur as described above, unless there is willful negligence on the part of DeAngelo Contracting Services.

13. Contract Documents:

This Agreement constitutes the entire Agreement of DeAngelo Contracting Services and the CUSTOMER. If any portion of this Agreement shall be held invalid or unenforceable, the remaining portions of this Agreement shall be binding upon both parties. No oral or written modification of the terms contained herein shall be valid unless made in writing and accepted by an authorized agent of both DCS and CUSTOMER.

DeAngelo Contracting Services

CUSTOMER

PRINT NAME

PRINT NAME

9/8/2023

DATE

DATE

The offer contained in this Agreement is valid for sixty (60) days only and must be returned to our office for acceptance within that period. If not accepted within that time, the offer shall be void.



Aquagenix

A DCS Company

Welcome to the DeAngelo Contracting Services Family. Let's take an opportunity to tell you about DCS and what we offer. The programs DCS has designed for your waterways has one goal: To promote an environmentally balanced aquatic ecosystem, using cost effective methods that results in well maintain water quality, clarity, and provides our customers with an environmental and recreational asset.

Benefits of DeAngelo Contracting Services Programs are:

- * Management of aquatic littoral and other native planting and sanctuary areas, which aids in the management of nutrient loading of the water body and creates native areas for wildlife.
- * Management of algae and undesirable water weeds along the shoreline, floating on the surface or submersed under the water.
- * Management of border grass and weeds from the toe of the bank to the water's edge.
- * Water analysis for Dissolved Oxygen (DO), pH and Temperature when we treat.
- * Post Treatment Reports providing details of work we performed.

Additional service available from DCS:

- * Wetland planting, restoration, and maintenance
- * Installation of Decorative Fountains and Aeration Systems
- * Servicing Fountain and Aeration Systems
- * Blue Dye / Water Clarity Treatment
- * Turbidity Curtains and Weed Barriers
- * Waterway and Wetland Consulting
- * The creation of littoral and other native planting and sanctuary areas
- * Permit processing for stocking of Triploid Grass Carp
- * Stocking of Game fish and Triploid Grass Carp
- * Comprehensive water testing

Advantages of doing business with DeAngelo Contracting Services:

- * Ten million dollars of insurance coverage, with pollution coverage, to protect you and your organization.
- * Quick response to customer calls.
- * Boats, skiffs, and four-wheel drive maintenance vehicles with appropriate systems to complete the job.
- * Where required, monthly management service reports for use in meetings and submission to government agencies.
- * Educational presentations to interested groups.
- * Our field crews are in uniforms with our company name embroidered identification.
- * Our trucks, boats and spray vehicles are clearly identified with our name, seal, and telephone numbers.

The following is an agreement covering the services DCS will complete for the various bodies of water on your property, a copy of all necessary documents as required and an information sheet detailing your waterways DCS will be treating. If, at any time, you are not fully satisfied with our service there is a cancellation clause included in the agreement.

Please sign the below agreement and return this to our office for immediate scheduling of service. We look forward to the opportunity of serving you.

Respectfully yours,

The team at DeAngelo Contracting Services, Jacksonville



A q u a g e n i x

A DCS Company

DCS AQUATIC MANAGEMENT PLUS AGREEMENT

This agreement dated 9/8/2023 is made between DeAngelo Contracting Services and **RiverTown, a Rivers Edge Community Development District** as described as follows:

RIVERTOWN, A RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

160 RiverGlade Run

St. Johns, FL 32259

Contact: Jason Davidson – General Manager jdavidson@vestapropertyservices.com

CDD 2 18 Treatments/Year

1. Site Locations:

DCS will provide aquatic management services on behalf of RiverTown in accordance with the terms and conditions of this Agreement at the following aquatic site(s): 26 ponds Total acres: 33.08

2. Contract Services: RiverTown agrees to pay DCS the following amounts during the term of this Agreement for these specific water management services:

- Treatment to a manageable level of aquatic grasses and broadleaf weeds around the perimeter of waterways
- Algae treatment
- Treatment to a manageable level of floating aquatic vegetation
- Water testing (as needed) for Dissolved Oxygen, Temperature, and pH
- Abide by Florida BMPs for aquatic vegetation treatment and management
- If unforeseen submersed vegetation growth occurs the owner agrees to create a work order to cover additional herbicides.

Annual Program Investment **\$28,164.24** That will be invoiced monthly at **\$2,347.02**

We will perform 18 monthly waterway services each year. Treatments will follow Florida Best Management Practices.

January 1 February 1 March 1 April 1 May 2 June 2 July 2 August 2 September 2
October 2 November 1 December 1

Contract terms:

The term of this Agreement shall be for a term of 1 year (the "Term") and service shall be continuous without interruption unless this Agreement is terminated as provided for below. Contract addendum(s) may alter or change these terms and conditions.

3. Automatic Renewal:

At the end of the Term or any renewal thereof, this Agreement shall automatically renew for a term equal to its original Term and shall include a 4% increase in the monthly rate, unless a timely "Notice of Cancellation" has been received by DeAngelo Contracting Services as outlined in Paragraph 11.

4. Safety:

DCS agrees to furnish for use in inspecting and treating agreed to bodies of water all appropriate equipment and products, which in its sole discretion will provide safe and effective results for the specific site(s) following Florida law, rules, regulations and BMP -Best Management Practices for aquatics.

5. Insurance:

DCS agrees to maintain the following insurance coverage: Worker's Compensation, General Liability, Automobile Liability, Property and Casualty, Excess Liability and Business Interruption Coverage. Upon written request, CUSTOMER may be listed as an "Additional Insured" at no extra charge. A Certificate of Insurance will be provided at the CUSTOMER's request.

6. Address Change:

If DCS or CUSTOMER undergoes a change in address, notification to the other party shall be made by email, or first-class mail. Written instructions including the new address and telephone number will be enclosed in the notification.

7. Management Change:

If the CUSTOMER undergoes a change of management or personnel in governing and administering of the CUSTOMER, this Agreement will remain in place unless and until terminated in accordance with Paragraph 11. It is the responsibility of the CUSTOMER to notify DCS of any management or personnel change by email or first-class mail. Customer is responsible for all invoices and past due amounts plus interest shall any invoice become past due because of said management changes.

8. Schedule of Payment and Penalties for past due invoices:

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9. Default:

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10. Termination Procedure:

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12. OTHER ITEMS: -

- a. Water testing necessary for gathering specific and additional information for the purposes of determining any additional Aquatic Algae and Vegetation Control Treatment programs for a water body or bodies of the CUSTOMERS will require a signed Special Service Agreement (SSA) detailing the details of the testing and associated cost before testing begins and will be invoiced separately,
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- d. A sudden appearance of dead fish in a lake or pond causes considerable concern and alarm for most people. Most fish kill results from natural events, although people can influence their frequency and severity. Fish kills usually result from too little oxygen in the water. While some result from spills or illegal discharges of toxic substances, most kills occur when oxygen dissolved in the water drops to levels insufficient for fish survival. For a dissolved oxygen or DO-related fish kill to occur, a combination of environmental conditions transpires simultaneously. Weather patterns, water temperature, depth and quality, amount and type of plant growth, fish community structure, along with the presence of viruses and bacteria are all factors that are necessary to trigger a fish kill. Lakes, ponds, and canals located in residential areas are particularly vulnerable to DO related fish kills. Developed areas create runoff that contain high amounts of nutrients. In addition, street and yard drainage that enters waterbodies can cause water quality problems. High levels of nutrients from fertilizers applied to lawns, golf courses and farms cause aquatic plants to thrive. Ponds with high nutrient levels produce dense growths of microscopic plants called algae. When sunlight is available, algae use nutrients and produce oxygen through the process of photosynthesis. Most oxygen available to fish comes from algae. During nighttime and cloudy weather, low sunlight causes algae to switch from photosynthesis to respiration, consuming oxygen needed by fish. During severe events, fish can suffocate from low DO. Most frequently, however, fish become stressed during a low DO period and become susceptible to viral or bacterial infections. Most times, fish can tolerate temporary lags in DO levels. Fish kills occur when several contributory factors occur simultaneously such as prolonged cloudy weather, drought conditions, overcrowded fish populations, excessive algae or other plant growths and high-water temperatures. Rarely is there a direct fish kill as a result of products used for treatment when applied at the specified label rates and use. The CUSTOMER agrees to hold DeAngelo Contracting Services harmless for any issues with fish or other aquatic life which occur as described above, unless there is willful negligence on the part of DeAngelo Contracting Services.

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DeAngelo Contracting Services

CUSTOMER

PRINT NAME

PRINT NAME

DATE _____

DATE _____

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Aquagenix

A DCS Company

Welcome to the DeAngelo Contracting Services Family. Let's take an opportunity to tell you about DCS and what we offer. The programs DCS has designed for your waterways has one goal: To promote an environmentally balanced aquatic ecosystem, using cost effective methods that results in well maintain water quality, clarity, and provides our customers with an environmental and recreational asset.

Benefits of DeAngelo Contracting Services Programs are:

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- * Management of algae and undesirable water weeds along the shoreline, floating on the surface or submersed under the water.
- * Management of border grass and weeds from the toe of the bank to the water's edge.
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- * Post Treatment Reports providing details of work we performed.

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- * Installation of Decorative Fountains and Aeration Systems
- * Servicing Fountain and Aeration Systems
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- * Turbidity Curtains and Weed Barriers
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Advantages of doing business with DeAngelo Contracting Services:

- * Ten million dollars of insurance coverage, with pollution coverage, to protect you and your organization.
- * Quick response to customer calls.
- * Boats, skiffs, and four-wheel drive maintenance vehicles with appropriate systems to complete the job.
- * Where required, monthly management service reports for use in meetings and submission to government agencies.
- * Educational presentations to interested groups.
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- * Our trucks, boats and spray vehicles are clearly identified with our name, seal, and telephone numbers.

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Please sign the below agreement and return this to our office for immediate scheduling of service. We look forward to the opportunity of serving you.

Respectfully yours,

The team at DeAngelo Contracting Services, Jacksonville



A q u a g e n i x

A DCS Company

DCS AQUATIC MANAGEMENT PLUS AGREEMENT

This agreement dated 9/8/2023 is made between DeAngelo Contracting Services and **RiverTown, a Rivers Edge Community Development District** as described as follows:

RIVERTOWN, A RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

160 RiverGlade Run

St. Johns, FL 32259

Contact: Jason Davidson – General Manager jdavidson@vestapropertyservices.com

CDD 2 24 Treatments/Year

1. Site Locations:

DCS will provide aquatic management services on behalf of RiverTown in accordance with the terms and conditions of this Agreement at the following aquatic site(s): 26 ponds Total acres: 33.08

2. Contract Services: RiverTown agrees to pay DCS the following amounts during the term of this Agreement for these specific water management services:

- Treatment to a manageable level of aquatic grasses and broadleaf weeds around the perimeter of waterways
- Algae treatment
- Treatment to a manageable level of floating aquatic vegetation
- Water testing (as needed) for Dissolved Oxygen, Temperature, and pH
- Abide by Florida BMPs for aquatic vegetation treatment and management
- If unforeseen submersed vegetation growth occurs the owner agrees to create a work order to cover additional herbicides.

Annual Program Investment **\$35,845.44** That will be invoiced monthly at **\$2,987.12**

We will perform 24 monthly waterway services each year. Treatments will follow Florida Best Management Practices.

January 2 February 2 March 2 April 2 May 2 June 2 July 2 August 2 September 2
October 2 November 2 December 2

Contract terms:

The term of this Agreement shall be for a term of 1 year (the "Term") and service shall be continuous without interruption unless this Agreement is terminated as provided for below. Contract addendum(s) may alter or change these terms and conditions.

3. Automatic Renewal:

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4. Safety:

DCS agrees to furnish for use in inspecting and treating agreed to bodies of water all appropriate equipment and products, which in its sole discretion will provide safe and effective results for the specific site(s) following Florida law, rules, regulations and BMP -Best Management Practices for aquatics.

5. Insurance:

DCS agrees to maintain the following insurance coverage: Worker's Compensation, General Liability, Automobile Liability, Property and Casualty, Excess Liability and Business Interruption Coverage. Upon written request, CUSTOMER may be listed as an "Additional Insured" at no extra charge. A Certificate of Insurance will be provided at the CUSTOMER's request.

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9. Default:

If CUSTOMER defaults on any provision of this Agreement, CUSTOMER hereby agrees that DeAngelo Contracting Services may, at its sole discretion, seek any or all the following remedies: a. Termination of this Agreement. In this event, CUSTOMER agrees to make immediate payment of the total contract amount through the end of its term (less previously paid payments) as liquidated and agreed upon damage. b. Filing of a mechanics lien on property for all monies due plus interest, DCS costs and attorney's fees incurred by DCS.

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- b. Work or other expenses related to request(s) by CUSTOMER for services that are not specified in this contract will require a signed Special Service Agreement (SSA) detailing the requested additional services and associated costs before work may begin. This SSA will be invoiced separately upon completion of the work detailed in the SSA.
- c. The CUSTOMER is responsible for notifying DCS in advance of the signing of this contract if they utilize any of the water in their bodies of water for irrigation purposes. DCS may, when necessary, use products that have irrigation restrictions that is appropriate or necessary for aquatic vegetation control and management. DCS, will notify CUSTOMER in writing of any irrigation restrictions related to the use of the product(s). CUSTOMER agrees to follow the restrictions in its entirety and shall hold DeAngelo Contracting Services harmless related to any damages as a result of irrigating prior to expiration of irrigation restrictions.
- d. A sudden appearance of dead fish in a lake or pond causes considerable concern and alarm for most people. Most fish kill results from natural events, although people can influence their frequency and severity. Fish kills usually result from too little oxygen in the water. While some result from spills or illegal discharges of toxic substances, most kills occur when oxygen dissolved in the water drops to levels insufficient for fish survival. For a dissolved oxygen or DO-related fish kill to occur, a combination of environmental conditions transpires simultaneously. Weather patterns, water temperature, depth and quality, amount and type of plant growth, fish community structure, along with the presence of viruses and bacteria are all factors that are necessary to trigger a fish kill. Lakes, ponds, and canals located in residential areas are particularly vulnerable to DO related fish kills. Developed areas create runoff that contain high amounts of nutrients. In addition, street and yard drainage that enters waterbodies can cause water quality problems. High levels of nutrients from fertilizers applied to lawns, golf courses and farms cause aquatic plants to thrive. Ponds with high nutrient levels produce dense growths of microscopic plants called algae. When sunlight is available, algae use nutrients and produce oxygen through the process of photosynthesis. Most oxygen available to fish comes from algae. During nighttime and cloudy weather, low sunlight causes algae to switch from photosynthesis to respiration, consuming oxygen needed by fish. During severe events, fish can suffocate from low DO. Most frequently, however, fish become stressed during a low DO period and become susceptible to viral or bacterial infections. Most times, fish can tolerate temporary lags in DO levels. Fish kills occur when several contributory factors occur simultaneously such as prolonged cloudy weather, drought conditions, overcrowded fish populations, excessive algae or other plant growths and high-water temperatures. Rarely is there a direct fish kill as a result of products used for treatment when applied at the specified label rates and use. The CUSTOMER agrees to hold DeAngelo Contracting Services harmless for any issues with fish or other aquatic life which occur as described above, unless there is willful negligence on the part of DeAngelo Contracting Services.

13. Contract Documents:

This Agreement constitutes the entire Agreement of DeAngelo Contracting Services and the CUSTOMER. If any portion of this Agreement shall be held invalid or unenforceable, the remaining portions of this Agreement shall be binding upon both parties. No oral or written modification of the terms contained herein shall be valid unless made in writing and accepted by an authorized agent of both DCS and CUSTOMER.

Julie Clements
DeAngelo Contracting Services

Julie Clements
PRINT NAME

9/8/2023
DATE

CUSTOMER

PRINT NAME

DATE

The offer contained in this Agreement is valid for sixty (60) days only and must be returned to our office for acceptance within that period. If not accepted within that time, the offer shall be void.

2.



PO Box 3417
Lake City, FL 32056
jandjaquaticsllc.com
"THE TWO JOEYS"
Joey Tice-Owner/Operations 386-697-1710
Joey Louks-Owner/Sales 386-466-8558

9/11/2023

Kevin McKendree
River Town-Rivers Edge 2
160 RiverGlade Run
Saint Johns, Florida 32259
904-607-1038

kmckendree@vestapropertyservices.com

From: Joey Louks

J & J Aquatics Specialist, LLC is a Pond, Lake and Land Management company based out of Lake City, Florida. We provide services in North/Central Florida and South Georgia. **J & J Aquatics Specialist, LLC** is licensed in both Florida and Georgia for Aquatics and Pesticides. We are approved vendors with the top chemical companies in the South. **J & J Aquatics Specialist, LLC** is insured for **One Million Dollars** and can provide a coverage of benefits letter upon request. **What else could your pond management need when you have TWO Joeys!**

One of our Joey's surveyed the pond(s) at **River Town-Rivers Edge 2** on **9/6/23**, and these were the findings. There is a total of **24 Pond(s)**.

Our pond management contract includes the following maintenance.

- Weed and algae control.
- Twice a Month Treatments, March 1st-End of October. Once a month in the remaining months.
- Trash removal on each visit. Except trees, tree limbs, logs, Furniture, etc., etc. (NO Big Items)
- Monitoring storm drain grates and keeping them clear of trash & debris.
- Upon your request, we can make suggestions for fishery improvements, sediment dredge solutions, and aeration needs.
- Midge/Mosquito spraying on 5 ponds, once a month March-September (Ponds at Clients Request)

Our service schedule will be **20 scheduled visits per year** (1 each in November, December, January, and February and 2 each of the remaining months). Additional visits are free of charge if deemed needed. A field activity report will be provided to let you know what was accomplished each visit.

Our goal for the pond(s) at **River Town-Rivers Edge 2** is to improve the overall appearance and quality of your pond system. The investment of your pond management services will be **12** monthly installments of \$ **1,989.63** which equals out to \$ **23,875.56** yearly.

THIS DOES INCLUDE TWICE A MONTH TREATMENT WITH ANY EXTRA TREATMENTS AT NO CHARGE, TRASH PICK UP ON THE WATER AND AROUND THE WATERS EDGE AND ONCE A MONTH MIDGE/MOSQUITO SPRAYING ON 5 PONDS (OF CLIENTS CHOICE), MARCH-SEPTEMBER.

Upon approval of proposal, a formal contract will follow for signature.

Initial: _____



PO Box 3417
Lake City, FL. 32056
jandjaquaticsllc.com
"THE TWO JOEYS"
Joey Tice-Owner/Operations 386-697-1710
Joey Louks-Owner/Sales 386-466-8558

J & J Aquatics Specialist, LLC is a Pond and Lake Management Company based out of Lake City, FL. We offer 25 years of combine experience in Pond, Lake, and Land Management. **J & J Aquatics Specialist, LLC** is licensed in both **Florida** and **Georgia** for Aquatics and Pesticides, providing service to **South Georgia, North & Central Florida**. Our mission is to provide excellent and professional customer service. We work tirelessly to ensure our customers are completely satisfied. Afterall you can't go wrong when you have **TWO JOEY'S!**

J & J Aquatics Specialist, LLC is insured for **One Million Dollars** and can provide a Certificate of Insurance upon request. We are approved vendors with multiple chemical companies thus ensuring that we will be able to get the right product for your pond needs.

Our services include **Pond and Lake Management, Trash and Debris** pickup during scheduled visits as well as keeping the culvert systems free of any obstructions. We offer **20 Scheduled Visits** per year (1 each in November, December, January, and February and 2 visits the remaining months.)

Thank you.

J & J Aquatics Specialist, LLC
Joey Tice-Owner/Operations 386-697-1710
Joey Louks-Owner/Sales 386-466-8558

jandjaquatics22@gmail.com



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Services offered by J & J Aquatics Specialist, LLC include the following:

Lake, Pond, and Waterway Management: We provide a superior waterway management program for aquatic vegetation and algae in lakes, ponds, lagoons, ditches and other waterways. We supply golf courses, home and property owner associations, private pond owners, apartment and condominium communities, commercial and corporate properties, and municipal entities with the highest level of aquaculture and total water quality management in the industry. We proudly provide services in an environmentally conscious manner that promotes and facilitates wildlife. All the herbicides and algacides we use are approved and labeled for aquatic use by the EPA and Department of Agriculture. All waterway treatments and applications are handled and applied by trained and licensed technicians. We specialize in cutting edge equipment to maintain and manage your waterways in the most efficient and effective manner. At J & J Aquatics Specialist, LLC our objective is to provide optimal aquatic conditions at a reasonable investment by the consumer through frequency of visits and complete personal interest in each body of water we maintain.

Land and Fence Line Spraying: We offer growth regulation, weed control and vegetation defoliation to areas of bare ground. Our specialties are off-road utilities, fields, right-of-way, and ditches, as well as telephone pedestals, lift stations, cell towers, transformer stations, Solar Panel Fields and fence lines.

Mosquito/Midge Control: We provide mosquito/midge control. The mosquito bricks and pesticides we use are labeled and approved by the EPA and Department of Agriculture and are safe for humans and animals. Applications are performed by licensed technicians.

Fountains and Aeration Systems Installed and Repaired: We offer a complete line of self contained and shoreline mounted fountains, high volume water pumping systems and diffused air systems. We provide total sales & service on all the products we carry. We believe that to be recognized as a quality company, we must provide superior products.

Fish Stocking: We offer many species of fish (available in different sizes) which include Largemouth Bass, Channel Catfish, Bluegill Bream, Triploid Grass Carp, Hybrid Striped Bass, Crappie, Threadfin Shad, and Decorative Koi. We also carry fish feeders, fish feed and can install Carp barriers.

Water Testing: We offer multiple different types of Water Testing; Algae and Water Quality Analytical Services including testing for E. coli.



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REFERENCE PAGE

PROPERTY/HOMEOWNERS ASSOCIATIONS

**Cape Coral-HOA
Cape Unit VI-HOA
Cherokee Cove-HOA
Pine Crest-HOA
Creeside Oaks HOA
Reef at Beachwalk HOA
Lake Nona POA**

**Live Oak Estates-HOA
Daybreak Woods-HOA
Golfview HOA
Heritage Oaks HOA
North Creek HOA
Royal Saint Augustine HOA**

COLLEGE, UNIVERSITIES & CHURCHES

**North Florida College
Cross Point Church**

**University of Florida (Gainesville)
Christian Fellowship Church**

GOLF COURSES/COUNTRY CLUBS

**Stonebridge Golf & Country Club
Continental Golf Club
Lake Nona Golf & Country Club**

**Legends Golf & Country Club
Queens Harbour Yacht & Country Club
Laurel Island Links Country Club**

STORAGE FACILITIES

Storage Depot of Gainesville

I-Storage Self Storage-Kingsland

WEDDING VENUES AND SITES

Woitas Holdings, LLC

PRIVATELY OWNED, FARM & RANCHES

**Diamond Bar Ranch
Joe and Nancy Hagey
Freeman Property
Cypress Pond Preserve**

**Higgs Ranch
Hunter Farms
Poyner Property
Geiger Property**

**JR Farm
DePratter Farms
Bertram Farm**

HOTELS/MOTELS

Country Inn & Suites-Kingsland

Econo Lodge-Kingsland

COMMUNITY DEVELOPMENT DISTRICTS (CDD'S)

Deer Run CDD

3.



The Lake Doctors, Inc
Jacksonville Branch Office
11621 Columbia Park Drive West
Jacksonville, FL 32258

Water Management Agreement

MAS

This Agreement, made this _____ day of _____, 20____ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____ EMAIL INVOICE: YES OR NO

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO THIRD PARTY INVOICING PORTAL: YES OR NO

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.*

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____

PURCHASE ORDER #: _____

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Seventy-nine (79) waterways associated with Rivers Edge Community Development District, St. Johns Florida.

Includes a minimum of twelve (12) scheduled inspections and treatments, as necessary, for control and prevention of noxious aquatic weeds and algae. Includes increased frequency treatment of problem waterways. Customer agrees to provide access to lakes for truck and treatment boat.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1. Underwater and Floating Vegetation Control Program	\$ <u>7,700.00 monthly</u>
2. Shoreline Grass and Brush Control Program	\$ <u>INCLUDED</u>
3. Aquatic Management Reporting	\$ <u>INCLUDED</u>
4. Additional Treatments of problem waterways, as required.	\$ <u>INCLUDED</u>
5. Water Quality Testing and Analysis, as needed.	\$ <u>INCLUDED</u>
6. Attendance of meetings by management, as requested.	\$ <u>INCLUDED</u>
7. Assistance with permitting, purchase, stocking of sterile grass carp for biological control	\$ <u>INCLUDED</u>
Total of Services Accepted	\$ <u>7,700.00 monthly</u>

\$7,700.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in advance in monthly installments of **\$7,700.00**, including any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.
- D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15)** business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before October 12, 2023.
- F. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed

MARK A. SEYMOUR, SALES MANAGER

Signed _____ Dated _____

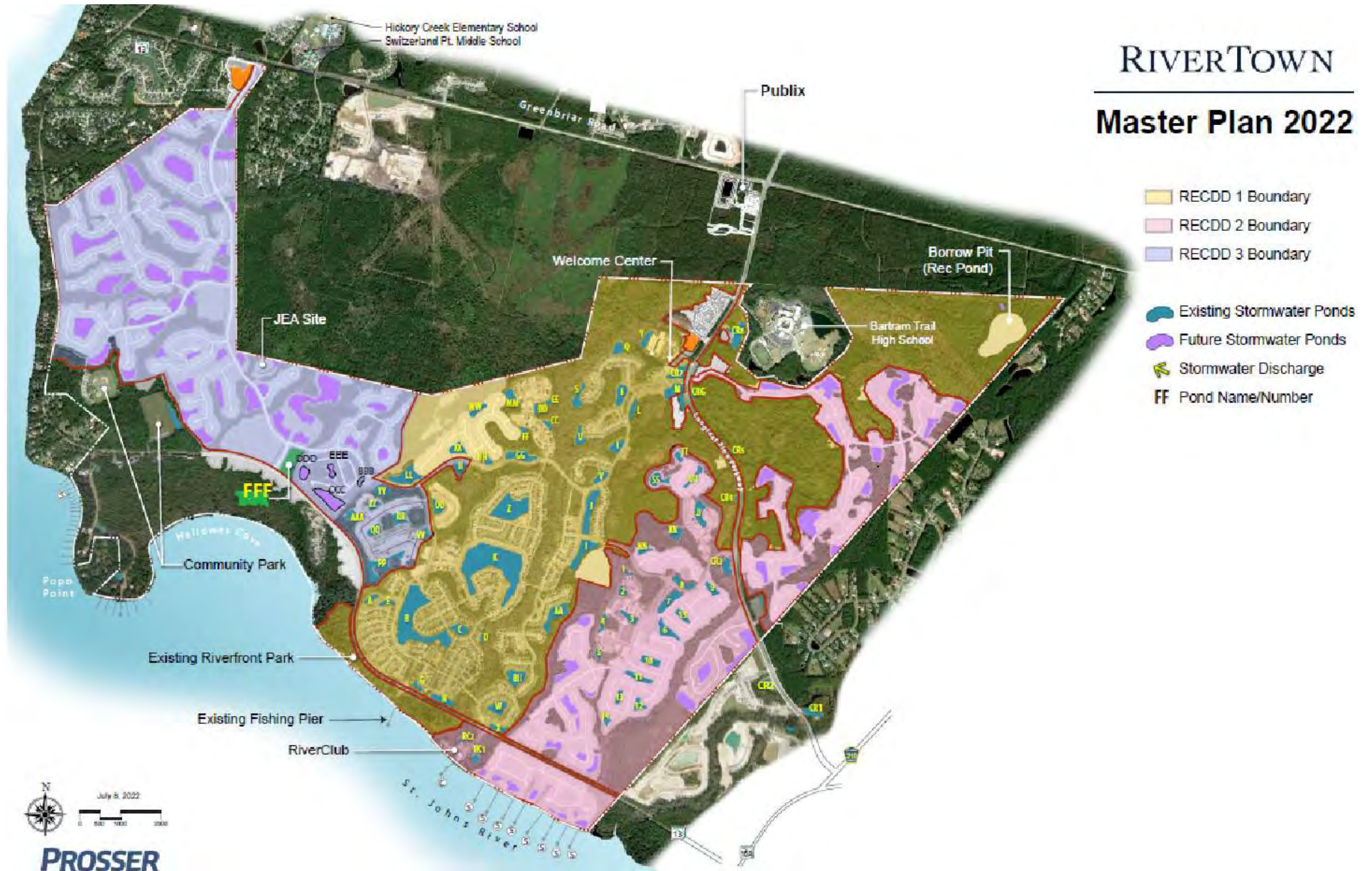
Name _____

TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, THE LAKE DOCTORS shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify THE LAKE DOCTORS if any exotic fish exist in lake or pond prior to treatment.
 - d) CUSTOMER understands and agrees that for the best effectiveness and environmental safety, materials used by THE LAKE DOCTORS may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by THE LAKE DOCTORS and approved by CUSTOMER, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, THE LAKE DOCTORS will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species take several months or longer to fully decompose. CUSTOMER is responsible for any desired physical cutting and removal.
- 3) CUSTOMER agrees to inform THE LAKE DOCTORS in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). THE LAKE DOCTORS assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. CUSTOMER also agrees to notify THE LAKE DOCTORS, in writing, of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
- 4) If at any time during the term of this Agreement, CUSTOMER feels THE LAKE DOCTORS is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform THE LAKE DOCTORS, in writing, stating with particularity the reasons for CUSTOMER'S dissatisfaction. THE LAKE DOCTORS shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel THE LAKE DOCTORS performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("Second Notice") to THE LAKE DOCTORS and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by THE LAKE DOCTORS.
- 5) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. THE LAKE DOCTORS will notify CUSTOMER of such restrictions. It shall be CUSTOMER responsibility to observe the restrictions throughout the required period. CUSTOMER understands and agrees that, notwithstanding any other provision of the Agreement, THE LAKE DOCTORS does not assume any liability for failure by any party to be notified of, or to observe, the above regulations.
- 6) THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.
- 7) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of 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. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising there from. CUSTOMER shall have thirty (30) days after receipt of said notice to notify THE LAKE DOCTORS in writing of any inability to comply with excess direct costs as requested by THE LAKE DOCTORS.
- 8) CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
- 9) CUSTOMER understands that, for convenience, the annual investment amount has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If CUSTOMER places their account on hold, an additional start-up charge may be required due to aquatic re-growth.
- 10) THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 11) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the monthly investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution.
- 12) THE LAKE DOCTORS may cancel this agreement with or without cause by 30-day written notice to customer.
- 13) Should CUSTOMER become delinquent, THE LAKE DOCTORS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly investment amount even if the account is placed on hold. Service may be reinstated once the entire past due balance has been received in full. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
- 14) This Agreement is assignable by CUSTOMER upon written consent by THE LAKE DOCTORS.
- 15) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. 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 THE LAKE DOCTORS and CUSTOMER.
- 16) If Agreement includes trash/debris removal, THE LAKE DOCTORS will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 17) CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.

RIVERTOWN

Master Plan 2022



PROSSER

4.

SOLITUDE SERVICE QUOTE

CUSTOMER NAME: **River Town CDDs 1, 2, & 3**
%: **Jason Davidson, General Manager - jdavidson@vestapropertyservices.com**
DATE: **September 12, 2023**
SUBMITTED BY: David Cottrell, North Florida Business Development Consultant
SERVICES: Monthly Pond Maintenance
Quote Expires: November 11, 2023

Who we are:  WHO WE ARE | SOLitude Lake Management


Website: [SOLitude Lake Management](https://www.solitudelakemanagement.com)



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ANNUAL POND MANAGEMENT SERVICES

-  Managing Nuisance Aquatic Weeds & Algae in Ponds
- [Pond Algae And Lake Weed Control –](#)

Scope: CDD1 - Monthly maintenance of forty-two (42) ponds (CR1, CR2, CR4, CR5, CR6, CR7, CR8, A, B, C, D, E, G, H, I, J, K, L, M, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, LL, MM, OO, WW, & XX) totaling approximately 63,734 perimeter feet and 112.69 acres as described below.

Monitoring:

1. A SOLitude Biologist will visit the site and inspect the ponds at a **minimum of four (4) times per month basis**, with additional monthly visits as needed to control weeds and algae at the discretion of the Biologist and company.
2. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Aquatic Weed Control:

1. Ponds will be inspected at a **minimum of four (4) times per month basis**, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.
2. Any growth of undesirable aquatic weeds and vegetation found in the ponds with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

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Shoreline Weed Control:

1. Shoreline areas will be inspected at a **minimum of four (4) times per month basis**, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

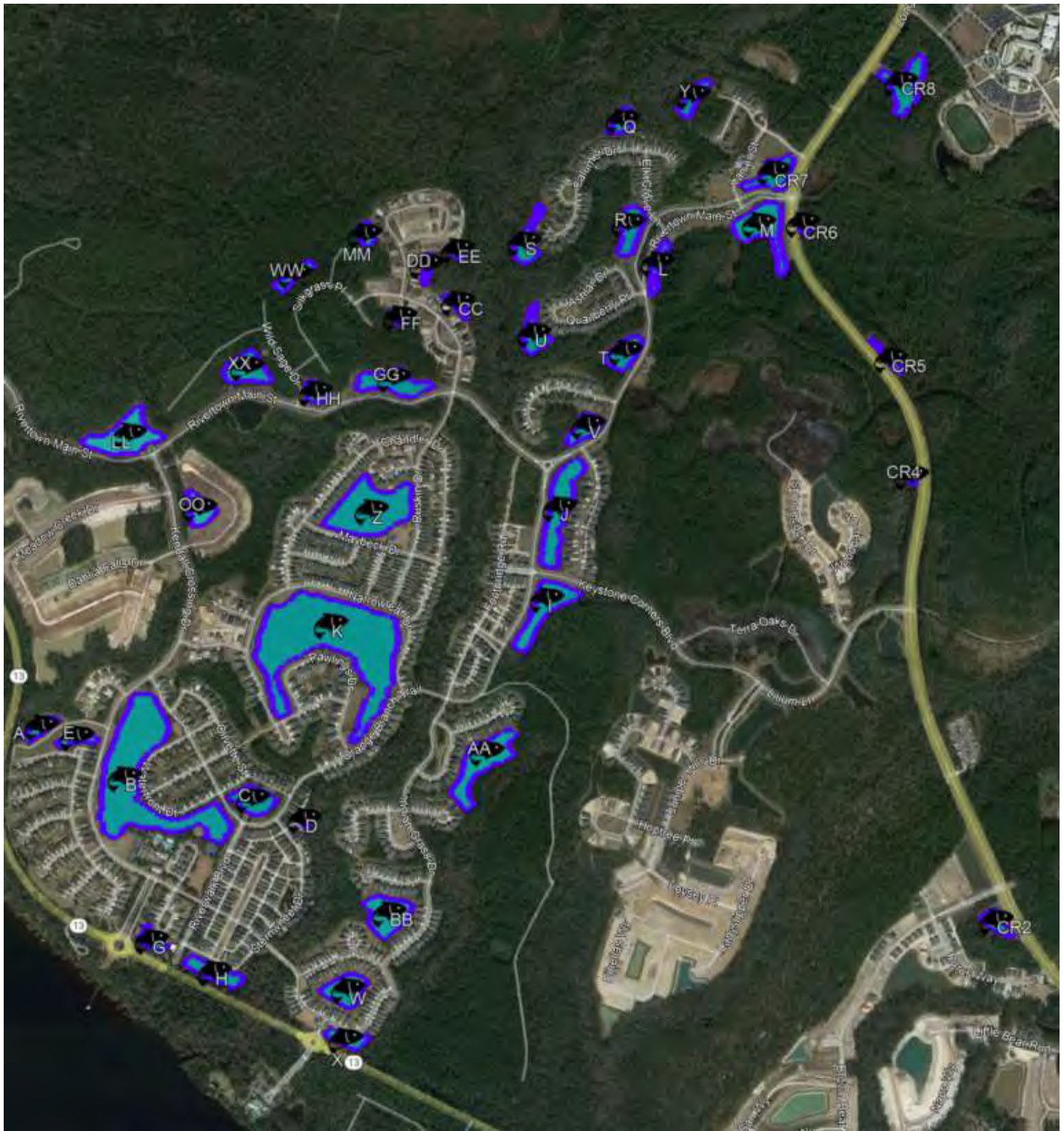
Pond Algae Control:

1. Ponds will be inspected at a **minimum of four (4) times per month basis**, with additional monthly visits as needed to control algae at the discretion of the Biologist and company.
2. Any algae found in the ponds with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

1. Trash and light debris will be removed from the ponds with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.
2. Trash is defined as man-made litter and must be larger than four inches. Styrofoam packaging materials are excluded. The cleanup is intended to provide an acceptable level of trash removal; removal of 100% of lake trash during each cleanup is not guaranteed.

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River Town CDD-1

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Scope: CDD2- Monthly maintenance of twenty-four (24) ponds (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, RC1, RC2, CR3, JJ, KK, NN, SS, TT, & UU) totaling approximately 26,991 perimeter feet and 29.42 acres as described below.

Monitoring:

1. A SOLitude Biologist will visit the site and inspect the pond(s) at a **minimum of two (2) times per month basis**, with additional monthly visits as needed to control weeds and algae at the discretion of the Biologist and company.
2. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Aquatic Weed Control:

1. Pond(s) will be inspected at a **minimum of two (2) times per month basis**, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.
2. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected at a **minimum of two (2) times per month basis**, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.

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2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Pond Algae Control:

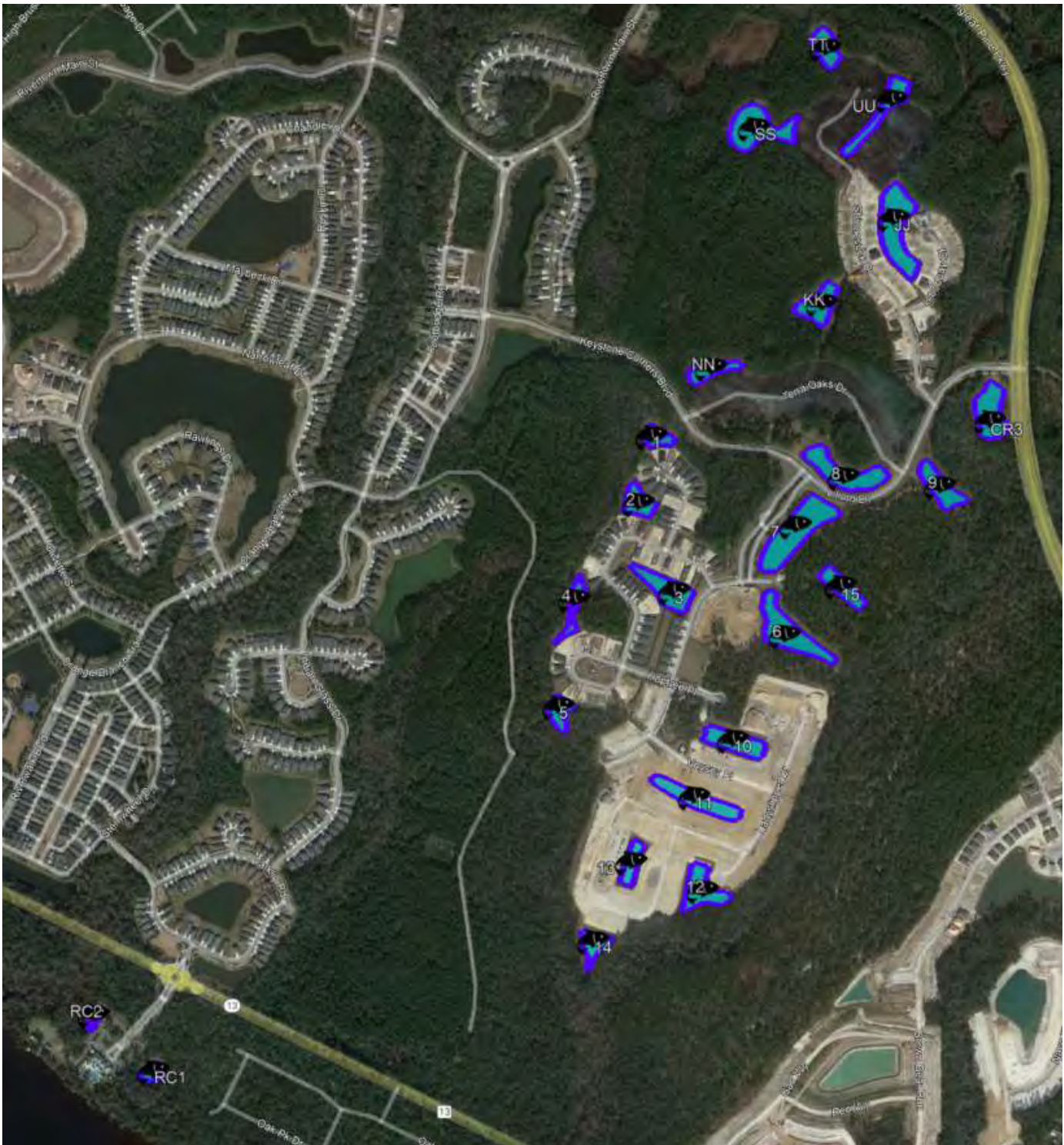
1. Pond(s) will be inspected at a **minimum of two (2) times per month basis**, with additional monthly visits as needed to control algae at the discretion of the Biologist and company.
2. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

1. Trash and light debris will be removed from the pond(s) with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.
2. Trash is defined as man-made litter and must be larger than four inches. Styrofoam packaging materials are excluded. The cleanup is intended to provide an acceptable level of trash removal; removal of 100% of lake trash during each cleanup is not guaranteed.



Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



River Town CDD-2

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Scope: CDD3- Monthly maintenance of thirteen (13) ponds (II, PP, QQ, RR, VV, YY, ZZ, AAA, BBB, CCC, DDD, EEE, & FFF) totaling approximately 15,276 perimeter feet and 19.76 acres as described below.

Monitoring:

1. A SOLitude Biologist will visit the site and inspect the pond(s) at a **minimum of one (1) time per month basis**, with additional monthly visits as needed to control weeds and algae at the discretion of the Biologist and company.
2. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Aquatic Weed Control:

1. Pond(s) will be inspected at a **minimum of one (1) time per month basis**, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.
2. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected at a **minimum of one (1) time per month basis**, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.

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3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Pond Algae Control:

1. Pond(s) will be inspected at a **minimum of one (1) time per month basis**, with additional monthly visits as needed to control algae at the discretion of the Biologist and company.
2. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

1. Trash and light debris will be removed from the pond(s) with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.
2. Trash is defined as man-made litter and must be larger than four inches. Styrofoam packaging materials are excluded. The cleanup is intended to provide an acceptable level of trash removal; removal of 100% of lake trash during each cleanup is not guaranteed.



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River Town CDD-3

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Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

Assumptions:

1. Company will have free and unimpeded access to the lakes.
2. Price is based on a reasonable plan / field design of the specified work.

General Qualifications:

1. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

Investment: CDD 1 - \$4,654 per month (\$55,848 per annum)*

CDD 2 - \$1,718 per month (\$20,616 per annum)*

CDD 3 - \$1,046 per month (\$12,552 per annum)*

****Special pricing of \$7,242 per month (\$86,904/year) is available if all three CDDs engage SOLitude's services at the same time. Additionally, visit frequency will be eight (8) times per month or approximately twice per week.***

PAYMENT TERMS. SOLitude shall invoice Customer per month for the Services to be provided under this Agreement. The term of this agreement is for a period of twelve (12) months, with payment invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. Once approved, Agreement will be sent for signature.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/21/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Edgewood Partners Insurance Center 5909 Peachtree Dunwoody Road, Suite 800 Atlanta GA 30328	CONTACT NAME: Certificate Unit PHONE (A/C, No, Ext): 404-781-1700 FAX (A/C, No): E-MAIL ADDRESS: certificate@epicbrokers.com																					
INSURED SOLitude Lake Management, LLC. Rentokil North America, Inc. (REN478) 1320 Brookwood Drive, Suite H Little Rock AR 72202-1412	RENTOKI-01 <table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td colspan="2">INSURER A: ACE American Insurance Company</td><td>22667</td></tr><tr><td colspan="2">INSURER B: ACE Property & Casualty Insurance Company</td><td>20699</td></tr><tr><td colspan="2">INSURER C: Arch Insurance Company</td><td>11150</td></tr><tr><td colspan="2">INSURER D: Arch Indemnity Insurance Company</td><td>30830</td></tr><tr><td colspan="2">INSURER E: Allianz Underwriters Insurance Company</td><td>36420</td></tr><tr><td colspan="2">INSURER F: AXIS Insurance Company</td><td>37273</td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A: ACE American Insurance Company		22667	INSURER B: ACE Property & Casualty Insurance Company		20699	INSURER C: Arch Insurance Company		11150	INSURER D: Arch Indemnity Insurance Company		30830	INSURER E: Allianz Underwriters Insurance Company		36420	INSURER F: AXIS Insurance Company		37273
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INSURER F: AXIS Insurance Company		37273																				

COVERAGES**CERTIFICATE NUMBER:** 1702220215**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			OGLG27240331	10/1/2022	10/1/2023	EACH OCCURRENCE \$5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$5,000,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$5,000,000 GENERAL AGGREGATE \$5,000,000 PRODUCTS - COMP/OP AGG \$5,000,000 \$
C	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			31CAB1044402 31CAB1044502	10/1/2022 10/1/2022	10/1/2023 10/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$3,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			XOOG27239420	10/1/2022	10/1/2023	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	31WC11044202 34WC11044302	10/1/2022 10/1/2022	10/1/2023 10/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$2,000,000 E.L. DISEASE - EA EMPLOYEE \$2,000,000 E.L. DISEASE - POLICY LIMIT \$2,000,000
A E F	Errors & Omissions Liability CPL (Excluding Aerial Ops) Crime/Client Coverage	N	N	OGLG27240331 U5L00127922 P-001-000968899-01	10/1/2022 10/1/2022 10/1/2022	10/1/2023 10/1/2023 10/1/2023	Each Incident/Agg \$5,000,000 Each Incident/Agg \$5,000,000 Each Occurrence \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
CPL = Contractor's Pollution Liability

CERTIFICATE HOLDER**CANCELLATION**

Evidence of Insurance

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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5.



WATERWAY MANAGEMENT SERVICE AGREEMENT

This Agreement made the date set forth below, by and between Florida Waterways, Inc., a Florida Corporation, hereinafter called "FLORIDA WATERWAYS", and

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
Attn: Jason Davidson
Vesta Property Services
160 River Glade Run
Saint Johns, FL 32259

hereinafter called "CUSTOMER". The parties hereto agree as follows:

1. FLORIDA WATERWAYS agrees to manage certain lake(s), pond(s), and/or waterway(s) in accordance with the terms and conditions of this Agreement for a period of twelve (12) months from the date of receipt in the following location:

Twelve (12) monthly treatments and/or inspections of twenty-four (24) approximately 29.65±-acres of wet detention ponds as shown on Waterway Map

2. CUSTOMER agrees to pay FLORIDA WATERWAYS, its agents or assigns, each month the following sum for specified waterway management services:

Algae and Aquatic Vegetation Control (including Floating Vegetation)	\$ 1,915.00
Shoreline Grass Control	\$ INCLUDED
Debris Removal	\$ INCLUDED
Management Reporting & Attendance at Board Meetings	\$ INCLUDED
Routine Fountain Maintenance	\$ INCLUDED
Triploid Grass Carp Stocking* w/ Included Permitting Assistance	\$ 8.50/fish
Water Quality & Chemistry Monitoring *	\$ INCLUDED
Florida Waterways 100% Control Guarantee	\$ INCLUDED
(Free Callback Service & Additional Treatments, if required)	
Total Recurring Service Charges	\$ 1,915.00

*Services performed at FLORIDA WATERWAYS' sole discretion for the success of the Waterway Management Services Agreement.

3. FLORIDA WATERWAYS agrees to commence Waterway Management Services within fifteen (15) business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or issuance of required government permits.

4. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that they have read and are familiar with the contents thereof. Agreement must be accepted in its entirety to be considered valid.

By:
FLORIDA WATERWAYS

CUSTOMER

Jim Schwartz
Email: Jim@FloridaPond.com

Printed: _____

Proposal Date: September 12, 2023

Dated: _____

The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to FLORIDA WATERWAYS within ninety (90) days from the effective Proposal Date.

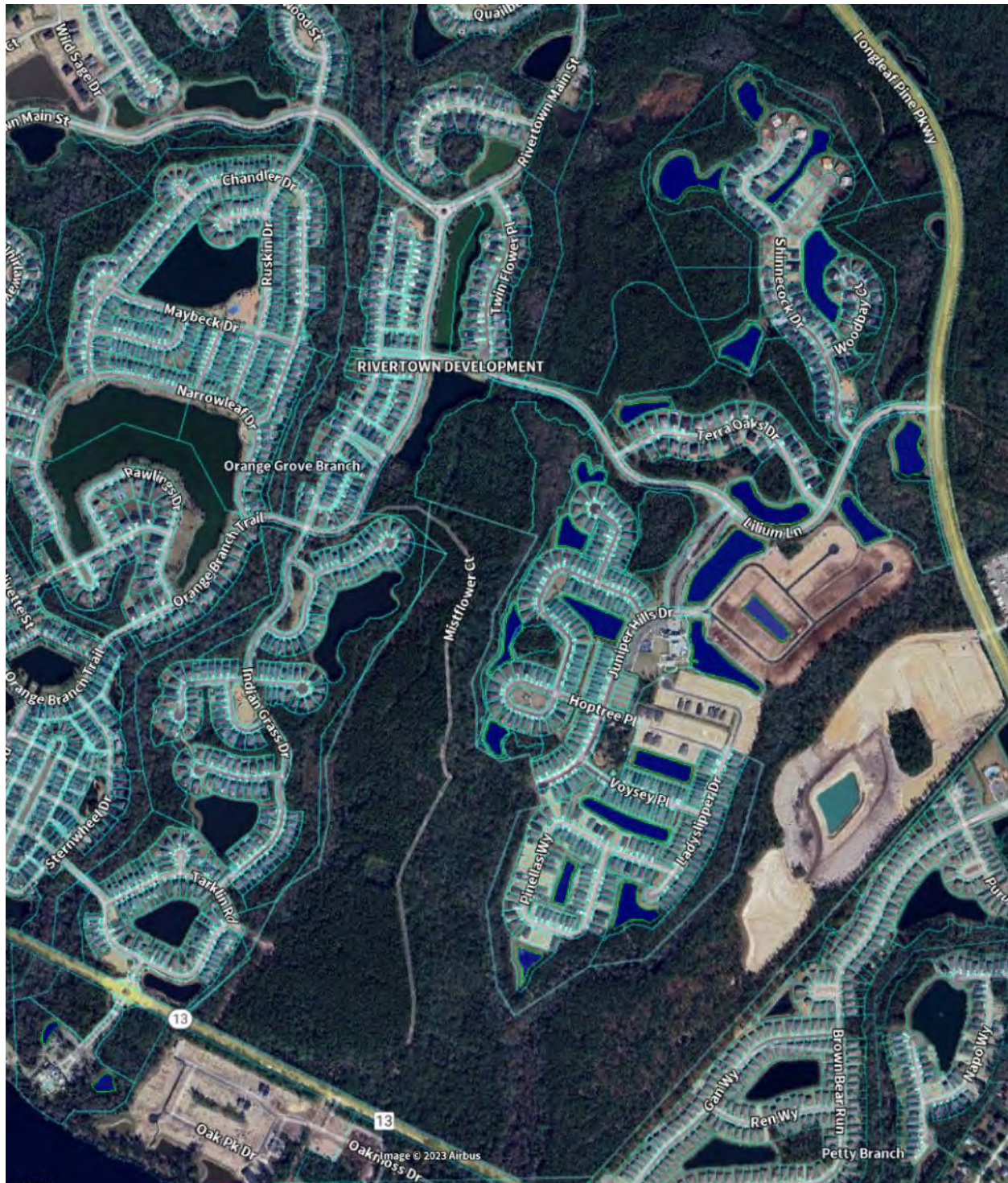
TERMS & CONDITIONS

- 1) The Algae and Aquatic Vegetation Control and Shoreline Grass Control Programs will be conducted in a manner consistent with Best Management Practices (BMPs) intended to prevent the stormwater management facility (SWMF) and associated control structures from becoming clogged or choked with vegetative or aquatic growth to such an extent as to render them inoperable. Control of vegetative and aquatic growth may take 30-90 days depending upon species, materials used and environmental factors.
- 2) FLORIDA WATERWAYS, in its sole discretion, will implement an Integrated Pest Management (IPM) Plan for CUSTOMERS site which may utilize chemical, mechanical-physical, biological and/or cultural procedures (as applicable) for controlling aquatic plants, including:
 - a. Class I Prohibited Aquatic Plants listed by the Florida Department of Agriculture and Consumer Services as cited Rule 5B-64.011, F.A.C.
 - b. Category I & II Invasive Plant Species listed by Florida Exotic Pest Plan Council (FLEPPC)

These listed plants have a tendency to spread or become invasive in an ecosystem, sometimes in a rapid manner, so as to impair the ecosystem's ability to function by altering its productivity, decomposition, water fluxes, nutrient cycling and loss, soil fertility, erosion, dissolved oxygen concentrations, or its ability to maintain its existing species diversity. These plants also have the ability to create dense, monospecific stands or monotypic stands which displace or destroy native plant habitat, destroy fish and wildlife habitats, inhibit water circulation, hinder navigation and irrigation, or severely restrict the recreational use of waterways.
- 3) Triploid grass carp stocking, if included, will be performed at stocking rates determined by FLORIDA WATERWAYS, within Florida Fish and Wildlife Conservation Commission permit guidelines. If deemed necessary, carp containment barriers will be coordinated with CUSTOMER at a rate of \$45.00/SF. FLORIDA WATERWAYS designs and fabricates the industry's best custom carp containment barriers out of welded aluminum construction. Barriers built by FLORIDA WATERWAYS are guaranteed to meet FWC's specifications.
- 4) CUSTOMER agrees to provide adequate access to the SWMF, including boat access. Failure to provide boat access may require re-negotiation or termination of this Agreement. If, at time of treatment, access to the site has been restricted and FLORIDA WATERWAYS is unable to provide services, FLORIDA WATERWAYS reserves the right to impose a fuel surcharge as may be necessary.
- 5) CUSTOMER agrees that the system will be kept free of debris, trash, garbage, oils and greases, and other refuse. Included debris removal by FLORIDA WATERWAYS is limited to small, incidental litter that may accumulate within the SWMF. Removal of large debris resulting from intentional or unintentional dumping, vandalism, or weather events may result in additional service charges. Agreements that include debris removal shall consist of: Removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 6) Under the Shoreline Grass Control Program, FLORIDA WATERWAYS will treat border vegetation to the SWMF's Normal Water Level (NWL) including, but not limited to torpedograss, cattails and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species leave visible structure which may take several seasons to decompose. CUSTOMER is responsible for removing such structure if desired. CUSTOMER understands that during periods of prolonged drought, or due to a change in hydrological conditions, the SWMF's water level may fall below the NWL elevation. Treatment of border vegetation below the NWL will be coordinated between CUSTOMER and FLORIDA WATERWAYS and may result in a service surcharge.
- 7) CUSTOMER understands, that, for convenience, the annual service charge has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service.
- 8) FLORIDA WATERWAYS, in implementing the IPM, will use methods that protect or restore fish and wildlife habitat. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system. When deemed necessary, FLORIDA WATERWAYS may plant and/or nurture certain variety of plants, which for various reasons, help to maintain ecological balance.
- 9) FLORIDA WATERWAYS shall maintain the following insurance coverage: a) Automobile Liability; b) Comprehensive General Liability; c) comply with Florida's Workers Compensation Law (FSS Chapter 420) statutory limits.
- 10) FLORIDA WATERWAYS agrees to hold CUSTOMER harmless from any loss, damage, or claims arising out of the sole negligence of FLORIDA WATERWAYS; however, FLORIDA WATERWAYS, shall in no event be liable to CUSTOMER, or others, for indirect special or consequential damages resulting from any cause whatsoever.
- 11) This Agreement may be terminated without cause by either party upon a 30 day written notice to the other party.
- 12) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, FLORIDA WATERWAYS may adjust the monthly recurring service charge amount after the original term. FLORIDA WATERWAYS will submit written notification to CUSTOMER thirty (30) days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, FLORIDA WATERWAYS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure outlined in #11 above.
- 13) Should CUSTOMER become sixty (60) days delinquent, FLORIDA WATERWAYS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly service charge even if the account is placed on hold. FLORIDA WATERWAYS reserves the right to impose a monthly service charge on past due balances and/or cancel the Agreement. Monthly interest will accrue on delinquent accounts at a rate of 1.5% per month. Service may be reinstated once the entire past due balance has been received in full, including interest. Should it become necessary for FLORIDA WATERWAYS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to reasonable attorney's fees (including those on appeal) and court costs, and all other expenses incurred by FLORIDA WATERWAYS resulting from such collection action.

WATERWAY MAP

RECDD 2



Customer Service Report

Customer: Indian Trails Middle School
 Customer ID: TB #18-06
 Field Biologist: Jim Schwartz

Date of Visit: 9/12/2020
 Weather: 86 °F High
50% ☁

Waterway and Ditch Treatments

Site	1	2	3	4	5										
Algae															
Submersed Weeds															
Shoreline Grasses & Brush															
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection	X	X	X	X	X										
Debris Removal															

Comments: Inspected all ponds.

Carp Program

- ☐ Carp Observed
☒ Barriers Inspected

Flow

- ☐ None
☐ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☐ 2-4'
☒ 1-2' ☐ >4'

Water Levels

- ☐ High
☒ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|-----------------------------------|------------------------------------|------------------------------------|------------------------------------|--|
| <input type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input type="checkbox"/> Turtles | <input type="checkbox"/> Other Species:

_____ |
| <input type="checkbox"/> Bream | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | |
| <input type="checkbox"/> Catfish | <input type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input type="checkbox"/> Alligator | |
| <input type="checkbox"/> Gambusia | <input type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | |

Native/Beneficial Vegetation Noted

- | | | | |
|---------------------------------------|---------------------------------------|---|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input checked="" type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock | <input type="checkbox"/> Eelgrass | <input checked="" type="checkbox"/> Pondweed |

Did you know? The gopher tortoise is the only Florida turtle that digs a burrow. Burrow entrances are shaped just like a tortoise's shell: round on the top and flat on the bottom (floor).



Pond 1



Pond 2



Pond 3

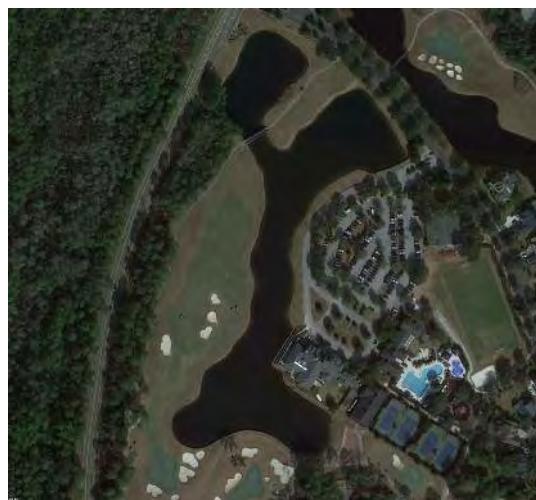


Pond 4



Pond 5

WATER CHEMISTRY ANALYSIS



WATERWAY INFORMATION

Site Name	Golf & Country Club Pond	
County	St. Johns	
Waterway System	Stormwater Pond	
Surface Area:	6.771	Acres
Perimeter Length:	3,116	LF
Maximum Depth:	17.45	Feet
Average Depth:	8.488	Feet
Total Acre Feet:	57.20	ac-ft
Volume:	18,639,981	gal

SURVEY INFORMATION

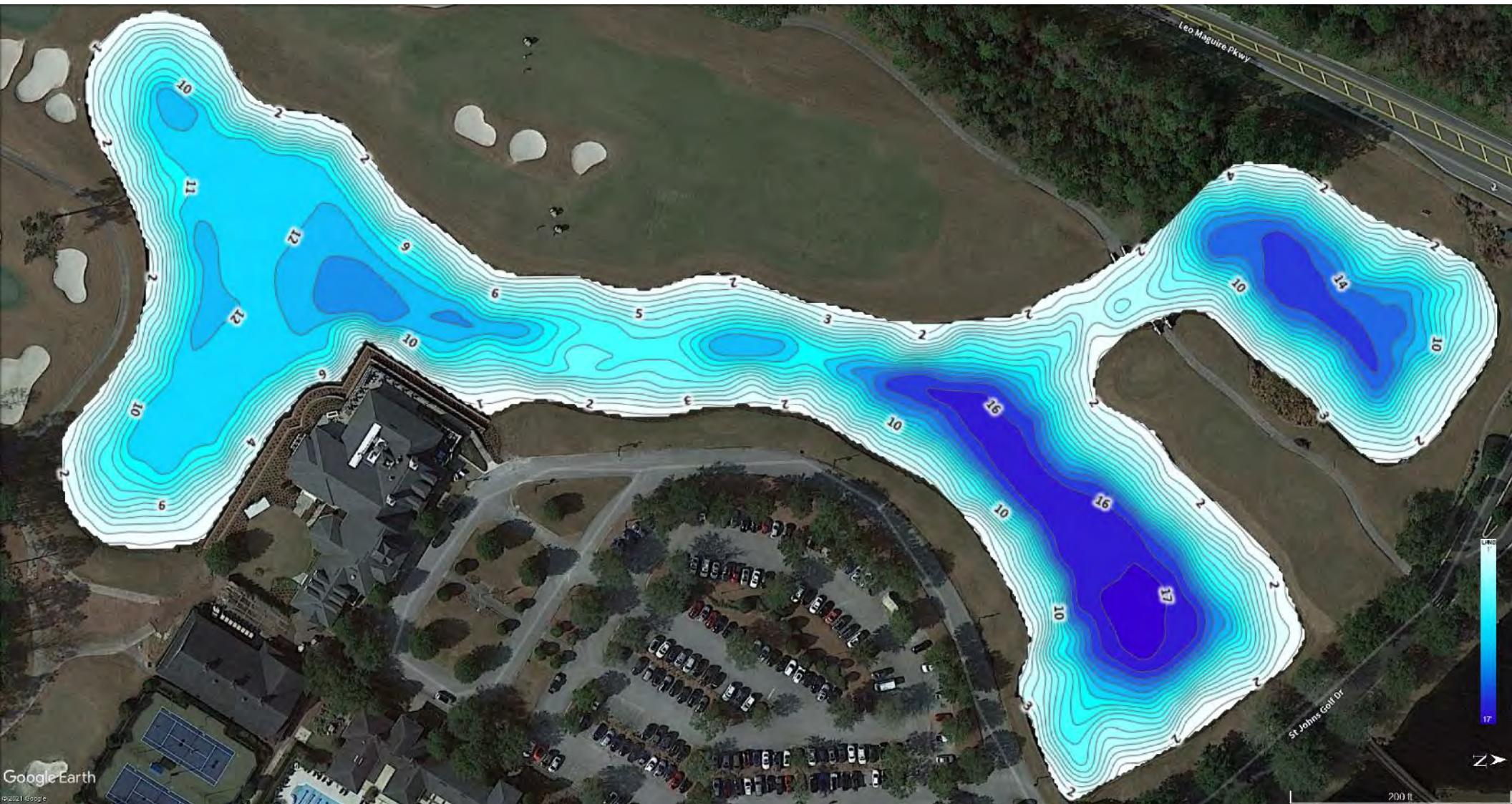
Date:	7/20/2021	
Time:	10:00	AM
Cloud Cover:	Sunny	
Air Temperature:	90	° F
Wind Speed:	0-5	MPH
Chance of Rain:	30	%

OBSERVATIONS

Shoreline vegetation consisted of maintained sod. Minimal submersed aquatic vegetation was noted. Small amounts of bladderwort (*Utricularia spp.*) were observed. This pond exhibited secci disk depth (clarity) to 8'.

WATER QUALITY MEASUREMENTS			
TEST	VALUE	RANGE	DESIRED RANGE
pH	8.3		6.5 - 8.0
Basic			
Alkalinity (ppm as CaCO3)	21		> 20 ppm
Low			
Hardness (ppm as CaCO3)	32		60 - 120 ppm
Soft			
TDS (Total Dissolved Solids)	155		< 1,000 ppm
Low			
Salinity (ppt)	0.11		0.0 - 5.0 ppt
Fresh Water			
Conductivity (uS/cm)	222		50 - 1,500 uS/cm
Low			
Total Phosphorus (µg/L as P)	90		< 30 µg/L
Very High			
Reactive Phosphorus (µg/L)	14		< 30 µg/L
Normal			
Total Nitrogen (µg/L)	300		< 1,200 µg/L
Normal			
Ammonia (µg/L)	40		< 100 µg/L
Normal			
TN:TP	3.3		> 75
Water Column Phosphorus Needs To Be Reduced			

BATHYMETRIC MAP



BOTTOM HARDNESS



WATER CHEMISTRY GLOSSARY

Alkalinity

Alkalinity is a measure of water's capacity to neutralize acids (that is, to increase pH levels) and provide buffering. As they dissolve, compounds such as calcium carbonate, magnesium carbonate, bicarbonates, phosphates, and hydroxides in rocks and minerals naturally contribute to water's buffering capacity. Buffering agents used in municipal water treatment plants and industrial facilities also decrease the corrosive character of certain effluents by increasing alkalinity.

The buffering effect of alkalinity exerts a major influence on pH, and pH directly affects aquatic organisms and the toxic characteristics of certain pollutants that these organisms may encounter. Alkalinity also protects aquatic life against dramatic changes in pH; these changes are difficult for living organisms to adapt to and can severely stress and even kill sensitive species. Thus it is crucial that surface waters exhibit a minimal level of alkalinity to restrict dramatic pH swings. Florida's criterion for Class III surface waters specifies that alkalinity shall not be depressed below 20 mg CaCO₃/L. Class III waters are designated for recreation, propagation, and the maintenance of a healthy, well-balanced population of fish and wildlife.

Source: Florida Department of Environmental Protection (FDEP); Florida LakeWatch

Conductivity

Conductivity (also called specific conductance) measures the capacity of water to conduct an electric current and indirectly measures the concentration of ionized substances in water. Conductivity can be used to differentiate among various water sources, such as ground water, agricultural runoff, and municipal wastewater. Because it detects contamination from animal and human wastes, which contain salts, it can be used to detect septic tank seepage along shorelines.

It can also be used to detect saltwater intrusion. Conductance increases when more of any salt, including the most common one, sodium chloride, is dissolved in water. Higher values represent better conductance. In general, waters with more salts are more biologically productive, except where there are limiting nutrients or other environmental factors. Changes in conductivity beyond natural background variability can harm aquatic life.

Florida's current water quality criterion for Class III fresh waters allows a 50 percent increase in conductance, or 1,275 umhos/cm, whichever is greater. It is intended to preserve natural background conditions and protect aquatic organisms from stressful ion concentrations.

Source: FDEP; Florida LakeWatch

Hardness

The amount of dissolved calcium and magnesium in water determines its hardness. Metallic cations (positively charged ions) other than the alkali metals also cause hardness.

Water hardness varies throughout the United States. In Florida, the water is relatively hard, and you may notice that it is difficult to produce soapy lather when washing your hands or clothes. Hard water forms a scale in boilers, water heaters, and pipes. Industries may have to invest in water-softening devices, as hard water can damage equipment. Hard water can even shorten the life of fabrics and clothes.

Water with a hardness of 60 mg/L or less is considered soft; 61 to 120 mg/L, moderately hard; 121 to 180 mg/L, hard; and more than 180 mg/L, very hard.

Source: USGS

Nitrogen Total as N (TN)

Total nitrogen is the combined measurement of nitrate (NO₃), nitrite (NO₂), ammonia, and organic nitrogen found in water. Nitrogen compounds function as important nutrients for many aquatic organisms and are essential to the chemical processes that exist between land, air, and water. The most readily bioavailable forms of nitrogen are ammonia and nitrate. These compounds, in conjunction with other nutrients, serve as an important base for primary productivity.

The major sources of excessive amounts of nitrogen in surface water are the effluent from municipal treatment plants and runoff from agricultural sites. When nutrient concentrations consistently exceed natural levels, the resulting nutrient imbalance can cause undesirable changes in a waterbody's biological community and increase the rate of eutrophication (or accelerated aging) in an aquatic system. Usually, the eutrophication process is observed as a change in the structure of the algal community and includes severe algal blooms that may cover large areas of a waterbody for extended periods. Large algal blooms are generally followed by a depletion in dissolved oxygen concentrations as a result of algal decomposition.

Source: FDEP

WATER CHEMISTRY GLOSSARY

pH

The pH of a body of water denotes its hydrogen ion activity, based on the negative logarithm of hydrogen ion concentrations. A pH of 1 to 7 is acidic, a pH of 7 is neutral, and a pH of 7 to 14 is alkaline.

pH significantly affects the chemical and biological interactions in the aquatic environment. This is of particular concern in considering the effects of toxic substances on aquatic organisms, especially the release of metals from sediments. At certain pH levels, a particular toxicant may increase in toxicity or become more soluble, and thus is more likely to affect aquatic organisms. The problems of acidic deposition and the acidification of lakes and streams have gained widespread attention. However, certain biological communities are adapted to acidic conditions (e.g., black water stream systems, where pH ranges from 4 to 5) or to slightly alkaline conditions (e.g., spring runs, where pH values of 8 are not unusual) and are endangered only when the natural conditions are altered.

Source: FDEP

Phosphorus

Phosphorus is one of the primary nutrients that regulates the growth of algae and larger aquatic plants, particularly in fresh water. Phosphate, the form in which almost all phosphorus is found in water, can enter the aquatic environment in a number of ways. Natural processes transport phosphate to water through atmospheric deposition, ground water percolation, and terrestrial runoff. Municipal treatment plants, industries, agriculture, and domestic activities also contribute to phosphate loading through direct discharge and natural transport mechanisms. The very high levels of phosphorus in some of Florida's streams and estuaries are usually caused by phosphate mining and fertilizer processing activities.

High phosphorus concentrations are frequently responsible for accelerating the process of eutrophication (or accelerated aging) of a waterbody. Once phosphorus and other important nutrients enter the ecosystem, they are extremely difficult to remove because they are taken up by plants or deposited in sediments. Nutrients, particularly phosphates, deposited in sediments generally are redistributed into the water. This type of cycling compounds the difficulty of halting the eutrophication process.

Source: FDEP

Reactive Phosphorus

Dissolved orthophosphate is the concentration of inorganic dissolved reactive phosphorus in a water sample (sometimes referred to as soluble reactive phosphorus). It measures the amount of phosphorus that is readily available for use by algae.

Dissolved inorganic phosphorus concentrations often fluctuate seasonally as the result of normal plankton cycles.

Sources: Corning School of Ocean Studies; Minnesota Shoreland Management Resource Guide

Salinity

Salinity, or the saltiness of water, is influenced by leaching from rock and soil formations, runoff from a watershed, atmospheric precipitation and deposition, and evaporation. The Atlantic Ocean and the Gulf of Mexico typically have salinity values around 35 parts per thousand (ppt), although there is significant variation, particularly in near shore areas. Salinity is often lower in areas receiving flows of fresh water, such as the mouths of rivers. It is often higher in areas where the evaporation rate is high—for example, in hot, dry climates.

Source: Florida LakeWatch

Temperature

Typically measured in degrees Celsius, water temperature plays an important role in the aquatic ecosystem. It affects many different processes, with fluctuations often impacting chemical processes and reactivity in the water column, such as in regards to dissolved oxygen saturation levels. Additionally, biological organisms generally have strict temperature requirements for their survival. This means that temperature can impact the productivity and rate of biological processes.

Source: FDEP

Total Dissolved Solids (TDS)

Total dissolved solids (TDS) is the term used to describe the inorganic salts and small amounts of organic matter present in solution in water. The principal constituents are usually calcium, magnesium, sodium, and potassium cations and carbonate, hydrogen carbonate, chloride, sulfate, and nitrate anions. When water dries or evaporates, these are the solids that form a residue.

When the level of total dissolved solids is high, the water can become unfit for drinking or industrial processes. Changes in a waterbody's concentration of dissolved solids can impact aquatic life because it regulates osmosis, the process through which water is able to flow in or out of an organism's cells. Such fluctuations typically occur when the body of water experiences low flow, increased runoff, or industrial inputs.

Source: World Health Organization (WHO); USGS



FOUNTAIN & AERATION CLEANING SERVICE AGREEMENT

This Agreement made the date set forth below, by and between Florida Waterways, Inc., a Florida Corporation, hereinafter called "FLORIDA WATERWAYS", and

Rivers Edge 1, 2 and 3 CDDs

hereinafter called "CUSTOMER". The parties hereto agree as follows:

1. FLORIDA WATERWAYS agrees to perform inspection and cleaning in accordance with the terms and conditions of this Agreement at the above-named site.
2. Annual (1) cleanings as required. Additional cleanings will be billed at time and materials.
3. CUSTOMER agrees to pay FLORIDA WATERWAYS, its agents or assigns, the following sum for inspection and cleaning:

Eight Floating Fountains

Total Recurring Annual Service Charges

\$ Included

Crane Boat Floating Fountain Service Includes:

- / Submersible Pump: Pump intake and screens cleaned.
- / Lights & Lenses: Clean and polish.
- / The Float: Clean all surfaces of the float.
- / Display Heads, Jets & Rings: Clean each part and disassemble as needed to clean orifice impediments.
- / Bulb Replacement: If required, during or scheduled cleaning, FLORIDA WATERWAYS will automatically replace the bulb and charge CUSTOMER for parts only.
- / Control Panel: Adjust timers. Test control circuits. Meg motor. Record amperage and voltage. Tighten all electrical connections in control panel.
- / Anchor Points: Adjust mooring lines and anchor points as needed.
- / Diagnostics: Troubleshooting and diagnostic of faults, including routine action items such as GFCI reset and timer setting

Aerator Service Includes:

- / Cabinet: Clean and remove debris from both exterior & interior.
- / Compressor: Clean air inlet and replace filter as needed (replacement filters included).

No parts or special repairs are included in this cleaning agreement. By charging for cleaning, FLORIDA WATERWAYS does not assume responsibility for parts failure and repair costs. Any parts or repair costs, including replacement of light bulbs or gaskets will be invoiced separately.

4. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that they have read and are familiar with the contents thereof. Agreement must be accepted in its entirety to be considered valid.

By:
FLORIDA WATERWAYS

CUSTOMER

Jim Schwartz
Email: Jim@FloridaPond.com

Printed: _____

Proposal Date: September 12, 2023

Dated: _____

The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to FLORIDA WATERWAYS within ninety (90) days from the effective Proposal Date.

FOUNTAIN & AERATION CLEANING TERMS & CONDITIONS

- 1) CUSTOMER agrees to provide adequate access to the SWMF, including boat access. Failure to provide boat access may require re-negotiation or termination of this Agreement. If, at time of service visit, access to the site has been restricted and FLORIDA WATERWAYS is unable to provide services, FLORIDA WATERWAYS reserves the right to impose a fuel surcharge as may be necessary.
- 2) CUSTOMER agrees that the system will be kept free of debris, trash, garbage, oils and greases, and other refuse. If debris removal is included in service visits by FLORIDA WATERWAYS is limited to small, incidental litter that may accumulate within the SWMF. Removal of large debris resulting from intentional or unintentional dumping, vandalism, or weather events may result in additional service charges.
- 3) FLORIDA WATERWAYS shall not be responsible for the performance of the equipment due to improper design, addition or alteration to the system.
- 4) Any repairs, alterations or adjustments made by unauthorized personnel shall terminate the contractor obligations and liabilities of contract.
- 5) The owner agrees to accept the contractor's means and methods of repair to equipment.
- 6) No parts or special repairs are included in this agreement. By charging for the Service Call, FLORIDA WATERWAYS does not assume responsibility for parts failure and repair costs. Any parts or repair costs, including replacement of light bulbs or gaskets, will be invoiced separately.
- 7) FLORIDA WATERWAYS shall maintain the following insurance coverage: a) Automobile Liability; b) Comprehensive General Liability, including Property Damage and Completed Operations Liability; c) comply with Florida's Workers Compensation Law (FSS Chapter 420).
- 8) FLORIDA WATERWAYS agrees to hold CUSTOMER harmless from any loss, damage, or claims arising out of the sole negligence of FLORIDA WATERWAYS; however, FLORIDA WATERWAYS, shall in no event be liable to CUSTOMER, or others, for indirect special or consequential damages resulting from any cause whatsoever.
- 9) This Agreement may be terminated without cause by either party upon a 30 day written notice to the other party.
- 10) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, FLORIDA WATERWAYS may adjust the monthly recurring service charge amount after the original term. FLORIDA WATERWAYS will submit written notification to CUSTOMER thirty (30) days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, FLORIDA WATERWAYS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure outlined in #6 above.
- 11) Should CUSTOMER become sixty (60) days delinquent, FLORIDA WATERWAYS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly service charge even if the account is placed on hold. Service may be reinstated once the entire past due balance has been received in full. Should it become necessary for FLORIDA WATERWAYS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to reasonable attorney's fees (including those on appeal) and court costs, and all other expenses incurred by FLORIDA WATERWAYS resulting from such collection action.

Florida Waterways, Inc. - Crane Boat Fountain Cleaning:



B.

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2022/2023 GENERAL FUND BUDGET; AND PROVIDING FOR 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 Board of Supervisors of the District (“Board”) previously adopted a final General Fund Budget (“Budget”) for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023 (“Fiscal Year 2022/2023”); and

WHEREAS, the Board desires to amend the Fiscal Year 2022/2023 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2022/2023; and

WHEREAS, pursuant to Chapters 189 and 190, *Florida Statutes*, the Board is authorized to amend the Fiscal Year 2022/2023 Budget within sixty (60) days following the end of the Fiscal Year 2022/2023; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2022/2023 Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “Adopted Annual Budget”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2022/2023.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the Rivers Edge II Community Development District for the Fiscal Year Ending September 30, 2022, as amended and adopted by the Board of Supervisors effective October 18, 2023.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 2,925,481
DEBT SERVICE FUND (SERIES 2020)	\$ 689,492
DEBT SERVICE FUND (SERIES 2021)	\$ 737,100
TOTAL ALL FUNDS	\$ 4,352,073

SECTION 3. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect as of October 18, 2023.

PASSED AND ADOPTED this 18th day of October, 2023.

ATTEST:

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended General Fund Budget FY 2022/2023

EXHIBIT A
AMENDED FISCAL YEAR 2022/2023 GENERAL FUND BUDGET

Rivers Edge II
Community Development District
FY2023 Budget Amendment
General Fund

	Adopted FY23 Budget	Increase/ (Decrease)	Amended FY23 Budget	Actual 8/31/23
Revenues				
Assessments - Roll	\$518,325	\$5,949	\$524,274	\$524,274
Assessments - Direct	\$90,696	\$0	\$90,696	\$90,696
Developer Contributions	\$1,294,243	\$307,554	\$1,601,797	\$1,459,272
Gross Sales - Café	\$494,668	\$208,303	\$702,971	\$642,971
Special Events	\$7,000	(\$6,000)	\$1,000	\$300
Miscellaneous Income	\$10,000	\$5,700	\$15,700	\$15,700
Cost Share Amenity- Rivers Edge III	\$138,839	\$0	\$138,839	\$127,269
Carryforward	\$65,000	\$0	\$65,000	\$65,000
Total Revenues	\$2,618,771	\$521,506	\$3,140,276	\$2,925,481

Expenditures

Administrative

Engineering	\$15,000	\$0	\$15,000	\$5,460
Arbitrage	\$1,200	\$0	\$1,200	\$600
Dissemination Agent	\$5,000	\$0	\$5,000	\$4,583
Attorney	\$30,000	\$5,000	\$35,000	\$28,689
Annual Audit	\$5,000	(\$880)	\$4,120	\$4,120
Assessment Roll	\$5,000	\$0	\$5,000	\$5,000
Trustee Fees	\$8,000	\$81	\$8,081	\$8,081
Management Fees	\$35,000	\$0	\$35,000	\$32,083
Construction Accounting	\$3,500	\$0	\$3,500	\$0
Information Technology	\$1,800	\$0	\$1,800	\$1,650
Website Administration	\$1,200	\$0	\$1,200	\$1,100
Telephone	\$200	\$0	\$200	\$76
Postage	\$800	\$0	\$800	\$166
Printing & Binding	\$1,200	\$0	\$1,200	\$551
Insurance	\$6,684	(\$696)	\$5,988	\$5,988
Legal Advertising	\$2,500	\$0	\$2,500	\$723
Other Current Charges	\$1,500	\$0	\$1,500	\$0
Office Supplies	\$550	(\$450)	\$100	\$10
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$175
Total Administrative	\$124,309	\$3,055	\$127,364	\$99,056

Grounds Maintenance

Cost Share Landscaping- Rivers Edge	\$713,588	\$0	\$713,588	\$654,122
Field Operations Management (Vesta)	\$44,324	\$5,000	\$49,324	\$41,443
Landscape Maintenance	\$396,805	\$35,000	\$431,805	\$370,349
Lake Maintenance	\$27,500	\$0	\$27,500	\$22,392
Landscape Replacements	\$500	\$170,000	\$170,500	\$125,697
Irrigation Repairs	\$0	\$65,000	\$65,000	\$47,029
Irrigation Water Use	\$0	\$40,000	\$40,000	\$32,041
Streetlighting	\$30,000	\$40,000	\$70,000	\$31,519
Total Grounds Maintenance	\$1,212,717	\$355,000	\$1,567,717	\$1,324,594

Amenity Center - River House

Rivers Edge II
Community Development District
FY2023 Budget Amendment
General Fund

	Adopted FY23 Budget	Increase/ (Decrease)	Amended FY23 Budget	Actual 8/31/23
General & Lifestyle Manager (Vesta)	\$93,614	\$5,000	\$98,614	\$89,558
Hospitality Staff (Vesta)	\$106,902	\$0	\$106,902	\$97,994
Amenity Manager (Vesta)	\$18,540	\$1,000	\$19,540	\$17,334
Security Monitoring	\$5,000	\$0	\$5,000	\$0
Telephone	\$11,000	\$2,000	\$13,000	\$11,039
Insurance	\$66,559	\$7,840	\$74,399	\$74,399
General Facility & Common Grounds Maint (Vesta)	\$75,040	\$3,000	\$78,040	\$70,163
Pool Maintenance(Vesta)	\$10,012	\$1,000	\$11,012	\$9,245
Pool Chemicals(Poolsure)	\$9,200	\$5,000	\$14,200	\$11,248
Janitorial Services (Vesta)	\$8,155	\$25,000	\$33,155	\$28,419
Access Cards	\$3,500	(\$2,527)	\$973	\$973
Window Cleaning	\$3,500	\$0	\$3,500	\$0
Natural Gas	\$5,600	(\$600)	\$5,000	\$4,135
Electric	\$30,000	(\$7,000)	\$23,000	\$20,784
Water & Sewer	\$119,000	(\$96,000)	\$23,000	\$19,070
Repair and Replacements	\$75,000	\$0	\$75,000	\$54,611
Refuse	\$15,000	\$2,000	\$17,000	\$15,097
Pest Control	\$1,920	\$200	\$2,120	\$1,494
License/Permits	\$1,000	\$0	\$1,000	\$350
Other Current	\$500	\$0	\$500	\$0
Special Events	\$30,000	\$15,000	\$45,000	\$41,380
Holiday Decorations	\$23,000	\$0	\$23,000	\$20,485
Office Supplies/Postage	\$1,500	(\$1,000)	\$500	\$281
Café-Cost of Goods Sold (Vesta)	\$234,568	\$22,000	\$256,568	\$215,500
Café-Labor (Vesta)	\$236,447	\$170,468	\$406,915	\$371,915
Café-Bank Fees (Vesta)	\$22,187	\$10,000	\$32,187	\$26,330
Other Expenses related to Café Operations	\$0	\$1,071	\$1,071	\$1,071
Total Amenity Center- River House	\$1,206,745	\$163,451	\$1,370,196	\$1,202,876
General Reserves	\$75,000	\$0	\$75,000	\$75,000
Total Expenses	\$2,618,771	\$521,506	\$3,140,276	\$2,701,526
Excess Revenues (Expenditures)	\$0	\$0	\$0	\$223,956
NET CHANGE IN FUND BALANCE	\$0	\$0	\$0	\$223,956
Fund Balance - Beginning	\$0	\$0	\$0	\$182,609
Fund Balance - Ending	\$0	\$0	\$0	\$406,564

C.

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICY FOR AGED INVOICES; 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 Board of Supervisors of the District (“Board”) recognizes that untimely invoices submitted by vendors have a negative impact on the District’s financial, accounting, and budgeting processes; and

WHEREAS, the Board accordingly finds that it is in the best interest of the District to establish by resolution a Policy for Aged Invoices (“Policy”) as may be amended or updated from time to time for immediate use and application.

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

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

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

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of October, 2023.

ATTEST:

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Policy for Aged Invoices

EXHIBIT A

AGED INVOICE POLICY FOR RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

Effective: October 18, 2023

1. The Rivers Edge II Community Development District (“District”) requires invoices that are received 120 days or more after work is completed/accepted by the District to be submitted to the Board of Supervisors for consideration/review prior to payment; provided, however, should the law require payment, District staff will endeavor to retain the right for the District to recoup improperly invoiced amounts.
2. Any invoice submitted more than 120 days after work is completed/accepted by the District may be deemed an improper invoice, and the District retains the right to refuse payment to any vendor that submits invoices more than 120 days after work is completed/accepted by the District.